



# 7990 Wisdom Ct, Frederick, CO 80530

**BROKERAGE'S LICENSE #: EC100055210**

**AGENT'S LICENSE #: FA100072239**

**AMY RUSHING | 970-420-0228 | Amy@KittleTeam.com**

**SELLER NAME:** Shaun Dumas and Brandy Dumas

**LEGAL DESCRIPTION:** FRE AV L5 BLK5 ANGEL VIEW ESTATES

**TITLE COMPANY:** Fidelity National Title

**TITLE COMPANY ADDRESS:** 3500 John F Kennedy Pkwy, Suite 100 Fort Collins, CO 80525

**ESCROW OFFICER NAME:** Beth Allbrooks

**ESCROW OFFICER PHONE:** 970-212-7750

**ESCROW OFFICER EMAIL:** ballbrooks@fnf.com

**EARNEST MONEY:** \$8,250.00

**DEED:** Special Warranty Deed

**POSSESSION:** Delivery of Deed

**INCLUSIONS:** Window Coverings, Electric Range/Oven, Dishwasher, Kitchen Refrigerator, Microwave, Garbage Disposal, Surround Sound, Smoke Alarms, Carbon Monoxide Alarms, Video Doorbell, Attached Mirrors

**EXCLUSIONS:** Personal Property, Washer & Dryer, TV Wall Mounts, TVs, Gas BBQ

**HOA INFORMATION:** Subdivision: Angel View Estates  
HOA Name: New Frederick Village Homeowners Association Inc. (Angel View Estates)  
Property Management: Monarch Properties  
Email: [info@monarchpropertiesco.com](mailto:info@monarchpropertiesco.com)  
Phone: 720-425-5475  
HOA Fee: \$190 / Quarterly  
Status Letter Fee and Transfer Fee Combined: \$400



**CONTRACT:**

See IRES docs for disclosures.

**NOTES:**

Call co-agent Amy Rushing w/questions 970-420-0228. Minimum of a 24-hour acceptance deadline requested.

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**UTILITY INFORMATION:**

**WATER:** *Town of Frederick*

**SEWER:** *Town of Frederick*

**ELECTRIC:** *United Power*

**GAS:** *Black Hills Energy*

**TRASH:** *Waste Connection*

**UTILITY COSTS:**

**High:** \$300.00 **Low:** \$75.00 **Average:** \$165.00

**High:** \$40.00 **Low:** \$20.00 **Average:** \$30.00

**High:** \$100.00 **Low:** \$50.00 **Average:** \$80.00

**High:** \$200.00 **Low:** \$50.00 **Average:** \$125.00

**High:** N/A **Low:** N/A **Average:** N/A