

# \$535,000 - 9 James Circle, Longmont

MLS® #IR1030088 Listing Office: JPAR Modern Real Estate

## \$535,000

4 Bedroom, 2.00 Bathroom, 1,882 sqft  
Residential on 0 Acres

Southmoor Park 3, Longmont, CO

This move-in ready home sits on a quiet circle in Southmoor Park. It is a 2 block walk to Burlington Elementary and a 10 minute neighborhood walk to Sunset Middle school. Kanemoto Park is just up the street, and it is minutes away from Prospect New Town. The home features newly refinished oak floors upstairs and bright composite flooring in the kitchen and lower level. The kitchen features a new dishwasher. The furnace and on-demand water heater are relatively new. The roof will be replaced before closing. The home comes with Gutter Helmet leaf guards around the entire home. The electric service has been replace including the main feed. The sewer line has also been replaced and now has exterior clean outs, and a section will get lined prior to closing. The driveway is brand new so please don't park on it until it's yours!

RECOLORADO

**Listing Courtesy of JPAR Modern Real Estate**

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | IR1030088 |
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Square Footage | 1,882     |



|            |                         |
|------------|-------------------------|
| Acres      | 0.16                    |
| Year Built | 1970                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Pending                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 James Circle   |
| Subdivision | Southmoor Park 3 |
| City        | Longmont         |
| County      | Boulder          |
| State       | CO               |
| Zip Code    | 80501            |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available |
| Parking Spaces | 1  |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Eat-in Kitchen   |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Stories           | Bi-Level   |

## Exterior

|         |                     |
|---------|---------------------|
| Windows | Double Pane Windows |
| Roof    | Composition         |

## School Information

|            |                        |
|------------|------------------------|
| District   | St. Vrain Valley RE-1J |
| Elementary | Burlington             |
| Middle     | Sunset                 |
| High       | Niwot                  |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 6th, 2025 |
| Zoning      | R1              |

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Listing information last updated on July 15th, 2025 at 8:48am MDT