




655 South 42nd Street  
Boulder, CO 80305

MLS # 890128  
PRICE \$795,000


655 S. 42nd Boulder, CO



 Single Family

 2644 SQFT

 4 Beds

 2/1 Baths

## PROPERTY DETAILS

Tenants out, cleaned up, and back on the market with a new roof! This Martin Acres Ranch has a finished basement and sits on a quiet street with close proximity to shops, restaurants, parks, and trails. Large addition creates an additional 400 sqft of living space. Cooks kitchen with a Blue Star gas stove. Vaulted ceilings in the main room, large master bedroom, and fully finished basement with storage and living areas. Fenced yard with irrigation and planter boxes.



**Tucker Brown**  
303-810-4799  
tuckbrown@boulderco.com



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details





**Elementary:** Creekside  
**Middle/Jr.:** Southern Hills  
**High School:** Fairview  
**School District:** Boulder Valley Dist Re2

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**Lot SqFt:** 7,182      **Approx. Acres:** 0.16  
**Elec:** Xcell      **Water:** City of Boulder  
**Gas:** Xcell      **Taxes:** \$3,779/2018  
**PIN:**      **Zoning:** Res  
**Waterfront:** No      **Water Meter Inst:** Yes  
**Water Rights:** No      **Well Permit #:**  
**HOA:** No  
**Metro Tax District:** No

**Bedrooms:** 4      **Baths:** 3      **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	1	0	0	0	0	1
1/2	0	0	1	0	0	1

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	20	12	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	15	12	Tile
Laundry	B	15	5	Other
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

**IRES MLS # :** 890128      **PRICE:** \$795,000  
 655 S 42nd St, Boulder 80305  
**RESIDENTIAL-DETACHED / INC**      **ACTIVE**  
**Locale:** Boulder      **County:** Boulder  
**Area/SubArea:** 1/10  
**Subdivision:** William Martin Homestead  
**Legal:** LOT 25 BLK 6 MARTIN ACRES 3

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**Total SqFt All Lvls:** 2644      **Basement SqFt:** 1107  
**Total Finished SqFt:** 2644      **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 1537      **Main Level SqFt:** 1537  
**Upper Level SqFt:**      **Add Upper Lvl:**  
**# Garage Spaces:** 1      **Garage Type:** Attached  
**Garage SqFt:** 264  
**Built:** 1958      **SqFt Source:** Other  
**New Const:** No  
**Builder:**      **Model:**  
**New Const Notes:**

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**Listing Comments:** Tenants out, cleaned up, and back on the market with a new roof! This Martin Acres Ranch has a finished basement and sits on a quiet street with close proximity to shops, restaurants, parks, and trails. Large addition creates an additional 400 sqft of living space. Cooks kitchen with a Blue Star gas stove. Vaulted ceilings in the main room, large master bedroom, and fully finished basement with storage and living areas. Fenced yard with irrigation and planter boxes.

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**Driving Directions:** Heading West on Table Mesa, Turn left on S. 42nd. House will be on the right.

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**Property Features**

**Style:** 1 Story/Ranch      **Construction:** Brick/Brick Veneer      **Roof:** Composition Roof  
**Outdoor Features:** Lawn Sprinkler System, Deck  
**Location Description:** Deciduous Trees, Level Lot      **Fences:** Enclosed Fenced Area  
**Lot Improvements:** Street Paved, Curbs  
**Road Surface At Property Line:** Concrete Road      **Basement/Foundation:** Full Basement  
**Heating:** Forced Air      **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Freezer, Garage Door Opener, Fireplace Tools Included, Disposal, Smoke Alarm(s)  
**Design Features:** Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Wood Floors, Kitchen Island  
**Master Bedroom/Bath:** Full Master Bath      **Fireplaces:** Single Fireplace  
**Utilities:** Natural Gas, Electric, Cable TV Available, Satellite Avail, High Speed Avail  
**Water/Sewer:** City Water      **Ownership:** Private Owner  
**Possession:** Delivery of Deed      **Property Disclosures:** No Property Disclosure, Lead Paint Disclosure  
**Flood Plain:** 500 Year/Moderate Risk  
**Possible Usage:** Single Family      **New Financing/Lending:** Cash, Conventional, FHA, VA

**Contact:** Tucker Brown      **Phone:** 303-810-4799      **Mobile:** 303-810-4799      **Email:** tuckbrown@boulderco.com  
**Office:** RE/MAX of Boulder, Inc      **Phone:** 303-449-7000  
**LA:** Tucker Brown      **LO:** RE/MAX of Boulder, Inc