



**IRES MLS # :** 881667 **PRICE:** \$1,450,000  
 9884 Niwot Rd, Longmont 80504  
**RESIDENTIAL-DETACHED / FARM** **ACTIVE**  
**Locale:** Niwot **County:** Boulder  
**Area/SubArea:** 5/3  
**Subdivision:** King  
**Legal:** 11 AC IN E1/2 NW 1/4 33-2N-69 LESS MINERALS ON ID-515454 NCWA C1733D 6 AFU

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**Total SqFt All Lvl:** 4070 **Basement SqFt:** 0  
**Total Finished SqFt:** 4070 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 4070 **Main Level SqFt:** 2276  
**Upper Level SqFt:** 1794 **Addl Upper Lvl:**  
**# Garage Spaces:** 3 **Garage Type:** Attached  
**Garage SqFt:** 812  
**Built:** 1947 **SqFt Source:** Assessor records  
**New Const:** No  
**Builder:** **Model:**  
**New Const Notes:**

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**Listing Comments:** RARE OPPORTUNITY! Secluded horse property off Niwot Rd. Easy access to Boulder, Longmont, Niwot, and I 25. 11 fenced Acres w/water rights, rustic barn, and tractor shed. Mature trees, large yard, and circular driveway. 9 shares of Boulder White Rock water. The main house was built in 1988. The original home built in 1947 is attached, and would make a great caretakers unit, nanny space or home office w/its own bath and 1 car garage. "As Is"

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**Property Features**

**Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Type:** Farm House **Outdoor Features:** Lawn Sprinkler System, Storage Buildings, Patio, Enclosed Porch, Oversized Garage  
**Location Description:** House/Lot Faces N **Horse Property:** Horse(s) Allowed, Barn with 3+ Stalls, Pasture, Tack Room, Hay Storage Building  
**Fences:** Enclosed Fenced Area, Wood Fence **Views:** Back Range/Snow Capped, Plains View **Road Access:** County Road/County Maintained  
**Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** No Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning  
**Inclusions:** Window Coverings, Electric Range/Oven, Double Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Disposal, Smoke Alarm(s) **Energy Features:** Double Pane Windows  
**Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Workshop, Pantry, Walk-in Closet, Washer/Dryer Hookups, Skylights  
**Master Bedroom/Bath:** 3/4 Master Bath **Fireplaces:** Single Fireplace  
**Utilities:** Natural Gas, Electric **Water/Sewer:** Septic **Mineral/Water Rights:** Water Rights Included **Ownership:** Private Owner **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** 500 Year/Moderate Risk **Possible Usage:** Single Family, Farm/Ranch  
**New Financing/Lending:** Cash, Conventional

**Elementary:** Niwot  
**Middle/Jr.:** Sunset Middle  
**High School:** Niwot  
**School District:** St Vrain Dist Re 1j

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**Lot SqFt:** 471,251 **Approx. Acres:** 10.82  
**Elec:** Xcell **Water:** Lefthand  
**Gas:** Xcell **Taxes:** \$4,580/2018  
**PN:** **Zoning:** Res  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** No  
**Metro Tax District:** No

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**Bedrooms:** 5 **Baths:** 4 **Rough Ins:** 0

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

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**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	18	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	13	22	Vinyl
Laundry	M	6	8	Vinyl
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

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