




495 College Avenue
 Boulder, CO 80302
 COMMUNITY: Flatirons

MLS # 880792
 PRICE \$2,100,000

www.495college.com



 Single Family

 3400 SQFT

 4 Beds

 3 Baths

PROPERTY DETAILS

VIEWS! Rare opportunity in a sought after location on a quiet dead-end street, walking distance to Pearl Street, Chautauqua and the Hill! Wake up to the morning sun looking over the the city then catch the sunset over the Flatirons. Watch the 4th of July fireworks display at the CU Stadium from your deck! The bright and open passive solar designed home features big windows with big views, custom cabinets, hardwood and terracota floors, 2 fireplaces, granite countertops, master suite steam shower, two car garage, multiple outdoor seating areas and a private fenced yard. The best of all worlds - walkability, access to open space, views, sunshine, privacy and wildlife! Available FAR leaves room for expansion. Lock off opportunity.



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



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Elementary: Flatirons
Middle/Jr.: Manhattan
High School: Boulder
School District: Boulder Valley Dist Re2

Lot SqFt: 7,515 **Approx. Acres:** 0.17
Elec: Xcell **Water:** City of Boulder
Gas: Xcell **Taxes:** \$10,077/2018
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No
Metro Tax District: No

Bedrooms: 5 **Baths:** 3 **Rough Ins:** 0

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

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Master Bd	M	14	14	Tile
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	14	8	Wood
Laundry	M	4	8	Tile
Living room	-	-	-	-

IREs MLS # : 880792 **PRICE:** \$2,100,000

495 College Ave, Boulder 80302

RESIDENTIAL-DETACHED

ACTIVE

Locale: Boulder

County: Boulder

Area/SubArea: 1/6

Subdivision: Vermont

Legal: Lot 11 Blk 4 Vermont

Total SqFt All Lvl: 3425 **Basement SqFt:** 1660

Total Finished SqFt: 3225 **Lower Level SqFt:**

Finished SqFt w/o Bsmt: 1765 **Main Level SqFt:** 1765

Upper Level SqFt: **Addl Upper Lvl:**

Garage Spaces: 2 **Garage Type:** Attached

Garage SqFt: 550

Built: 1980 **SqFt Source:** Assessor records

New Const: No

Builder: **Model:**

New Const Notes:

Listing Comments: VIEWS! Rare opportunity in sought after location. Dead-end street, walking to Pearl, Chautauqua and the Hill! Catch the sunset over the Flatirons, and the 4th of July fireworks from your deck! Open passive solar home with custom cabinets, hardwood and terracota floors, 2 fireplaces, granite countertops, master w/steam shower, two car garage, outdoor seating areas and private fenced yard. Close to open space, views and privacy! Available FAR leaves room for expansion. Lock off opportunity

Driving Directions: Go West on College. Property is at top of the hill.

Property Features

Style: 1 Story/Ranch **Construction:** Stucco **Roof:** Metal **Roof Type:** Contemporary/Modern
Outdoor Features: Lawn Sprinkler System, Balcony, Patio, Deck
Location Description: Corner Lot, Wooded Lot, Evergreen Trees, Sloping Lot, House/Lot Faces E, Within City Limits
Fences: Enclosed Fenced Area, Wood Fence, Other Fence **Views:** Foothills View, City View
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light, Fire Hydrant within 500 Feet
Road Access: City Street
Road Surface At Property Line: Concrete Road
Basement/Foundation: 90%+ Finished Basement **Heating:** Forced Air
Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Disposal, Smoke Alarm(s)
Energy Features: Double Pane Windows, High Efficiency Furnace
Design Features: Eat-in Kitchen, Open Floor Plan, Pantry, Wood Windows, Bay or Bow Window, Walk-in Closet, Sauna, Wet Bar, Fire Alarm, Washer/Dryer Hookups, Skylights, Wood Floors, Steam Shower, Beamed Ceilings
Master Bedroom/Bath: Full Master Bath **Fireplaces:** Gas Fireplace, Basement Fireplace
Disabled Accessibility: Main Floor Bath
Utilities: Natural Gas, Electric **Water/Sewer:** City Water, City Sewer

Rec room - - -	Office: RE/MAX	Area: Beltsville	Price: \$300,000	Phone: 301-585-5600	Possession: Delivery of Deed
Study/Office - - -	LA: Tucker Brown	Property: DISC	Area: Beltsville	Property Disclosure: Minimal	Flood Plain: Minimal
		Risk:	Possible Usage: Single Family	New Financing/Lending: Cash, Conventional, VA	

Prepared By: Tucker Brown - Jun 13, 2019 12:08:40 PM
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