



7360 Olde Stage Road
Boulder, CO 80302

MLS # 882805
PRICE \$895,000



Single Family 3000 SQFT 4 Beds 3 Baths

PROPERTY DETAILS

Mountain living with the convenience of downtown Boulder minutes away. This spacious 4 bed 3 bath ranch home sits on over 7 acres and has views up Lefthand Canyon. The large deck is perfect for entertaining. Hardwood floors, a bright studio/sunroom, updated baths and kitchen. Lots of room in the basement for your dream workshop. New roof, and five stage water filtration system. Borders Buckingham Park open space. This one is a must see.



Tucker Brown
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Elementary: Flatirons
Middle/Jr.: Centennial
High School: Boulder
School District: Boulder Valley Dist Re2

Lot SqFt: 309,542 **Approx. Acres:** 7.11
Elec: Xcell **Water:** Distrect Water
Gas: Xcell **Taxes:** \$4,145/2018
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	2	0	0	2
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	15	17	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	20	25	-
Great room	-	-	-	-
Kitchen	M	13	19	Tile
Laundry	M	10	11	Tile
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRE MLS # : 882805 **PRICE:** \$895,000
 7360 Olde Stage Rd, Boulder 80302
RESIDENTIAL-DETACHED / LAND **ACTIVE**
Locale: Boulder **County:** Boulder
Area/SubArea: 6/2
Subdivision: Rice Estates
Legal: OUTLOT A RICE ESTATES SPLIT FROM ID 54686
 CONSERVATION EASEMENT & LOT 1 RICE ESTATES SPLIT SEE ID
 108597 & 108598

Total SqFt All Lvl: 4011 **Basement SqFt:** 700
Total Finished SqFt: 3311 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 3311 **Main Level SqFt:** 3311
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:

Built: 1973 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Mountain living with the convenience of downtown Boulder minutes away. This spacious 4 bed 3 bath ranch home sits on over 7 acres and has views up Lefthand Canyon. The large deck is perfect for entertaining. Hardwood floors, a bright studio/sunroom, updated baths and kitchen. Lots of room in the basement for your dream workshop. New roof, and five stage water filtration system. Borders Buckingham Park open space. This one is a must see.

Driving Directions: From 28th Street North to Lee Hill Road, West on Lee Hill Rd go straight (North) on Olde Stage Rd to 400 ft South (BEFORE) you get to Lefthand Canyon. Large Shared drive opening on E.

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Metal Roof **Type:** Contemporary/Modern
Outdoor Features: Balcony, Deck
Location Description: Evergreen Trees, Native Grass, Sloping Lot, Steep Lot, Rock Out-Croppings, Abuts Public Open Space, Abuts Private Open Space, House/Lot Faces W
Horse Property: Zoning Appropriate for 4+ Horses
Views: Back Range/Snow Capped **Road Access:** Privately Maintained
Road Surface At Property Line: Gravel Road
Basement/Foundation: Partial Basement **Heating:** Radiant Heat **Cooling:** Evaporative Cooler
Inclusions: Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Central Vacuum, Garage Door Opener, Water Filter Owned, Disposal, Smoke Alarm(s)
Energy Features: Double Pane Windows, High Efficiency Furnace
Design Features: Separate Dining Room, Open Floor Plan, Workshop, Pantry, Walk-in Closet, Wood Floors, Kitchen Island
Master Bedroom/Bath: Full Master Bath **Fireplaces:** Fireplace Insert, Gas Fireplace
Disabled Accessibility: Main Floor Bath, Main Level Bedroom
Utilities: Natural Gas, Electric, Cable TV Available, High Speed Avail
Water/Sewer: District Water **Mineral/Water Rights:** Mineral Rights Included
Ownership: Private Owner **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: 500 Year/Moderate Risk **Possible Usage:** Single Family, Farm/Ranch
New Financing/Lending: Cash, Conventional

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