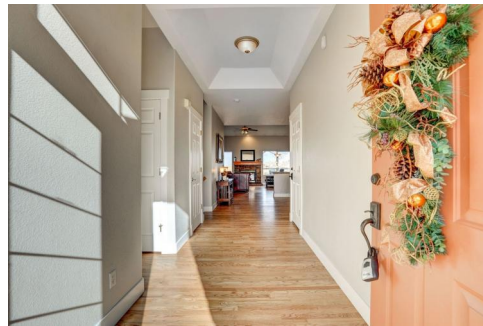
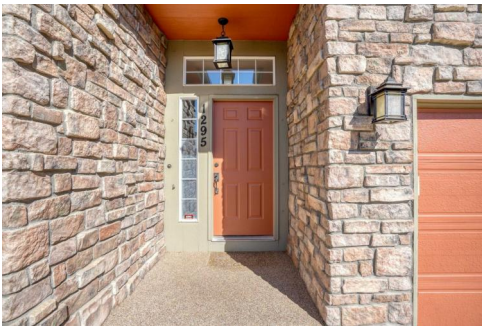




1295 W 13th Avenue  
 Broomfield, CO 80020  
**COMMUNITY:** Miramonte Farms

**MLS #** 8198913  
**PRICE** \$749,900



Single Family



3786 SQFT



3 Beds



2 Baths



2 Car



0.21 Acre

## PROPERTY DETAILS

Rare opportunity to own a ranch home on "the ridge" - one of Broomfield's most coveted locations! This beautiful home backs to public open space with miles of walking trails and spectacular, unobstructed mountain views. Updated kitchen with 42" maple cabinets, granite counters and newer (2015) Kitchen-Aid SS appliances including gas range and convection microwave. Family room flows effortlessly off of the kitchen and boasts a gas fireplace, vaulted ceiling and refinished solid hardwood floors along with incredible mountain views. Primary bedroom also has amazing mountain views with bonus sitting area, 5pc bath and spacious walk-in closet with Elfa closet system. 2 additional bedrooms on the main floor have gorgeous Brazilian cherry hardwood floors and can flex as an office or study. Full unfinished basement has had preliminary framing started but no electrical or plumbing work done. In the evenings, you can unwind by enjoying your favorite beverage while relaxing on the redwood deck watching the sun set slowly over the Flatirons and Continental Divide. Newer roof (2019), upgraded HVAC with high efficiency variable speed furnace, 26 seer AC, humidifier and tankless water heater (all installed in 2014), new fence 2015, deck rebuilt (2019), upgraded trim throughout the house (2020), carpet & tile (2021), Plantation Shutters, tray ceilings, ceiling fans, no HOA, low taxes, BVSD schools. This is the home and these are the views you have been waiting for - hurry!



**Paul D. Andrews**

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<https://www.greaterdenverhomesite.com/paul-andrews/>

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