



470 Utica Avenue  
 Boulder, CO 80304  
 COMMUNITY: Wonderland North

MLS # 3298656

PRICE  
 \$4,995,000



Single Family



5123 SQFT



5 Beds



4/1 Baths



2 Car



0.23 Acre

## PROPERTY DETAILS

OPEN SPACE out your back door! Expansive windows and NanaWall doors bring the outdoors in with Wonderland Lake Wildlife Sanctuary and the Boulder Foothills out your backdoor. The large balcony enhances the experience of indoor/outdoor entertaining.



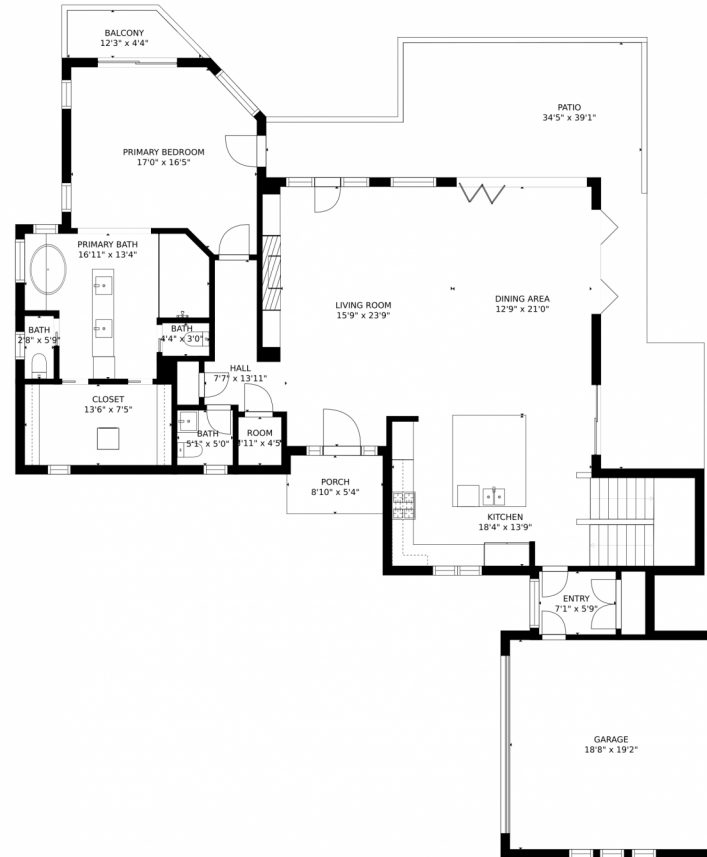
**Kristina Davis**  
 303-870-8142  
 kristina@dreamsbydavis.com



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 for more  
 property  
 details



# 470 Utica Avenue, Boulder, CO 80304 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 1720 sq. ft, FLOOR 2: 1773 sq. ft  
FLOOR 3: 1208 sq. ft, EXCLUDED AREAS:  
PATIO: 1293 sq. ft, GARAGE: 358 sq. ft  
BALCONY: 109 sq. ft, PORCH: 47 sq. ft  
TOTAL: 4700 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



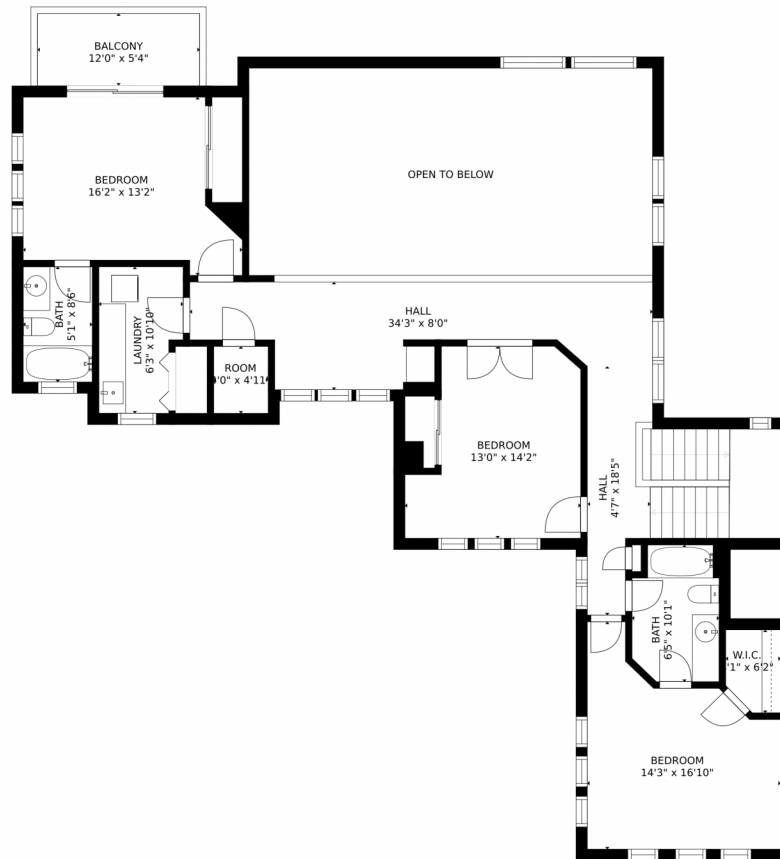
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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# 470 Utica Avenue, Boulder, CO 80304 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 1720 sq. ft. FLOOR 2: 1773 sq. ft.  
FLOOR 3: 1208 sq. ft. EXCLUDED AREAS:  
PATIO: 1293 sq. ft. GARAGE: 358 sq. ft.  
BALCONY: 109 sq. ft. PORCH: 47 sq. ft.  
TOTAL: 4700 sq. ft.

MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



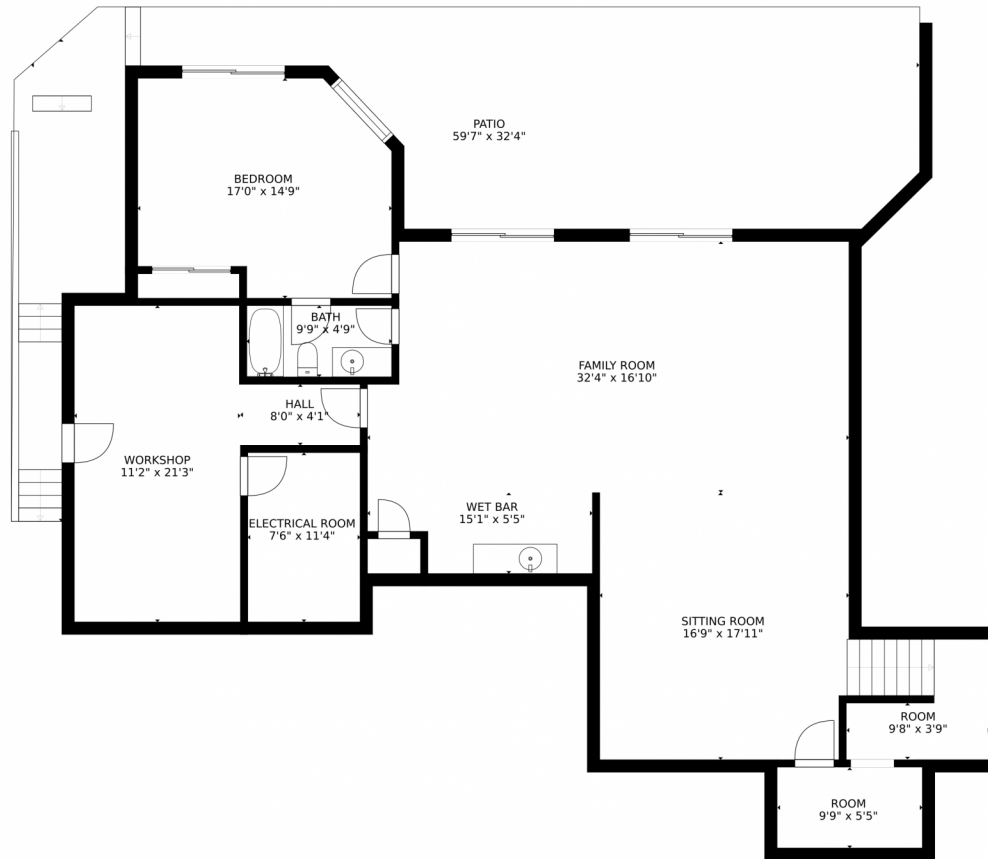
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# 470 Utica Avenue, Boulder, CO 80304 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 1720 sq. ft, FLOOR 2: 1773 sq. ft  
FLOOR 3: 1208 sq. ft, EXCLUDED AREAS:  
PATIO: 1293 sq. ft, GARAGE: 358 sq. ft  
BALCONY: 109 sq. ft, PORCH: 47 sq. ft  
TOTAL: 4700 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

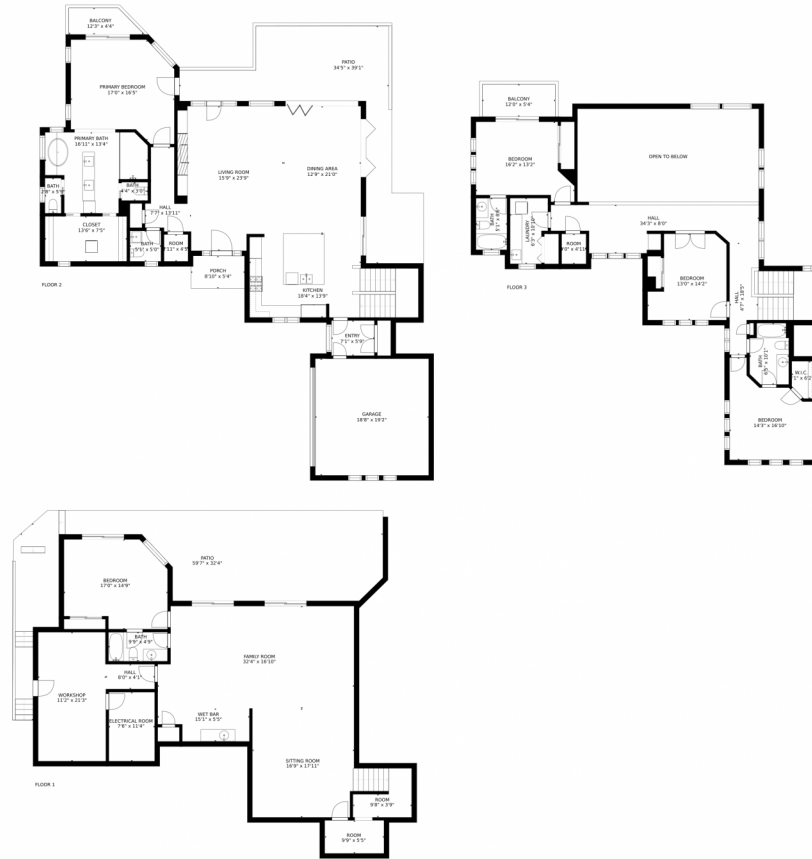
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# 470 Utica Avenue, Boulder, CO 80304 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 1720 sq. ft, FLOOR 2: 1773 sq. ft  
FLOOR 3: 1208 sq. ft, EXCLUDED AREAS:  
PATIO: 1293 sq. ft, GARAGE: 358 sq. ft  
BALCONY: 109 sq. ft, PORCH: 47 sq. ft  
TOTAL: 4700 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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