



470 Utica Avenue
Boulder, CO 80304
COMMUNITY: Wonderland Lake Park



Single Family



4600 SQFT



5 Beds



5/1 Baths



2 Car



0.23 Acre



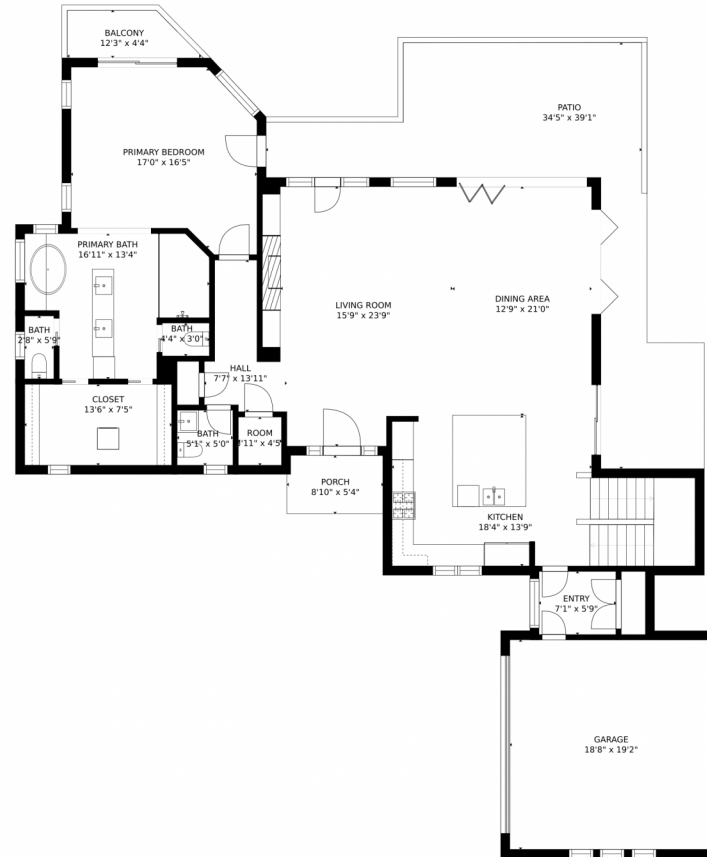
Kristina Davis
303-870-8142
kristina@dreamsbydavis.com



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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.



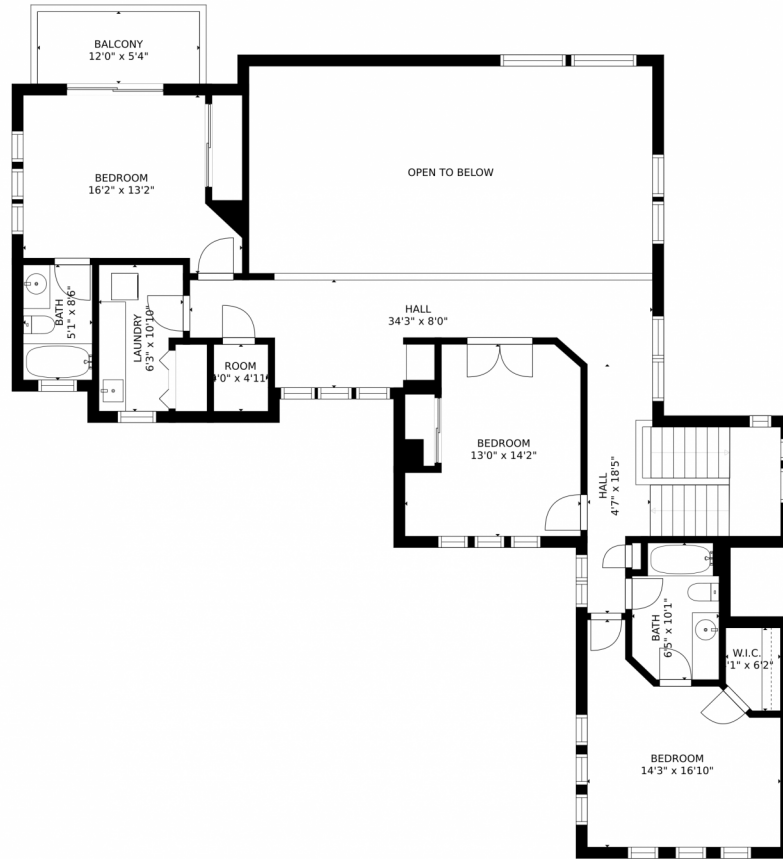
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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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.

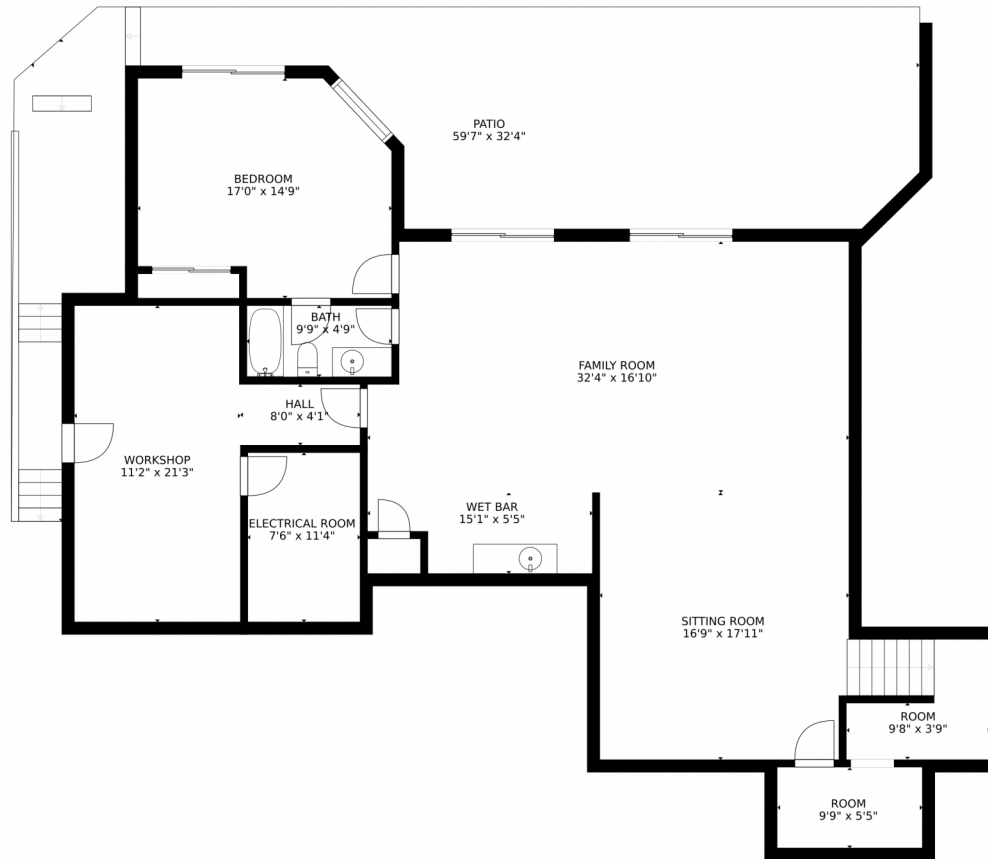
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470 Utica Avenue, Boulder, CO 80304 – Lower Level



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.

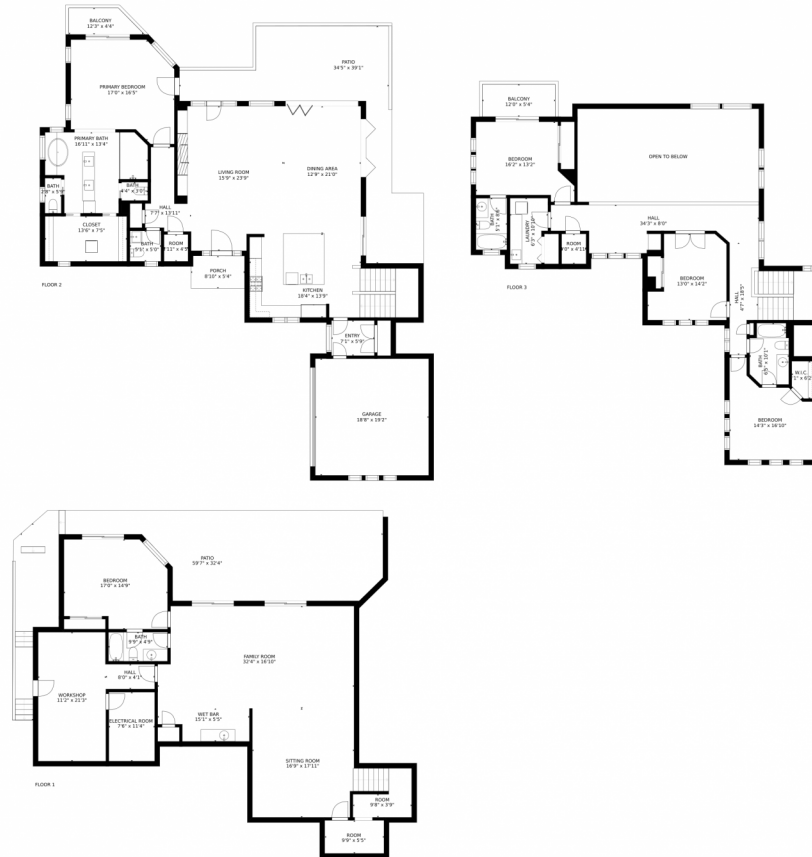
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470 Utica Avenue, Boulder, CO 80304 – All Levels



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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