

COMPASS

493 County Road 83  
Boulder, CO 80302  
COMMUNITY: Sunshine Canyon Area

MLS # IR991034  
PRICE \$757,000



 Single Family  2587 SQFT  4 Beds  2 Baths  1 Car  11.22 Acre

## PROPERTY DETAILS

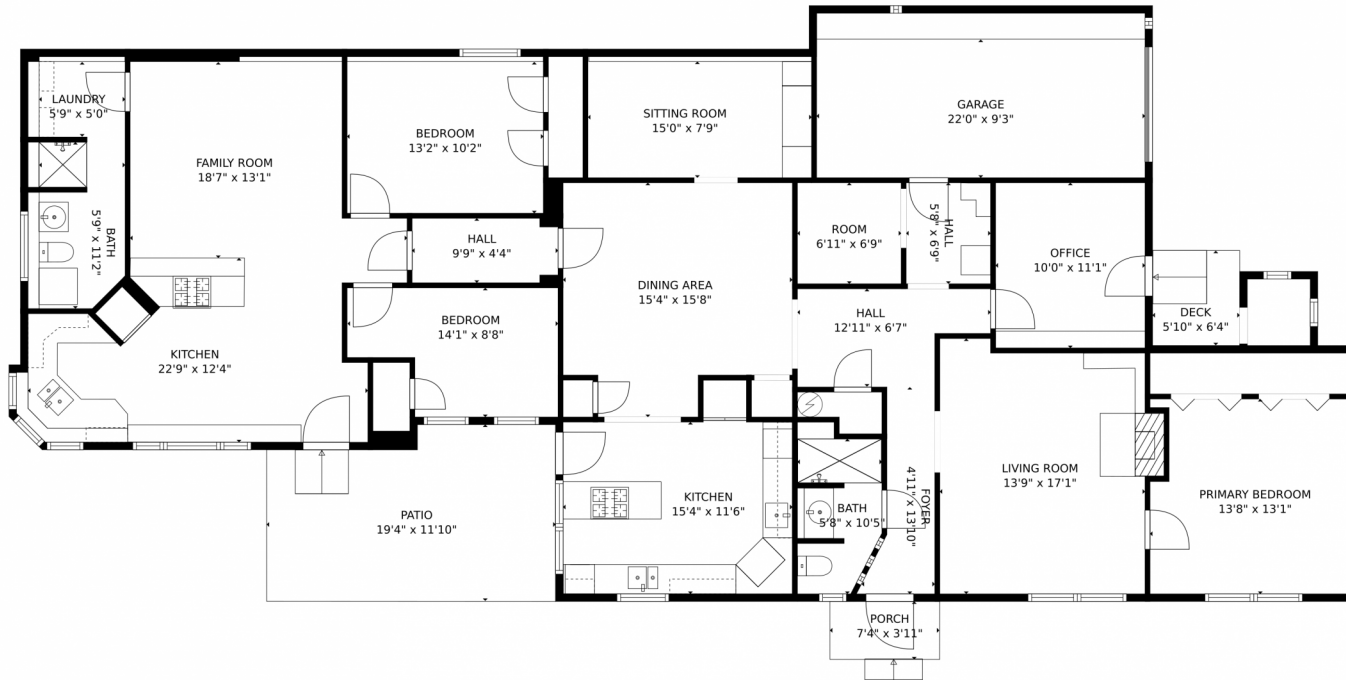
Fantastic opportunity to own over 11 acres of prime land in sought-after Sunshine Canyon, with scenic views of plains and city lights. Just 13 minutes from Downtown Boulder, this 4 bedroom home needs some TLC but offers great equity gain potential. One side recently updated, other side ready for personalization with separate entrance and kitchen. Enjoy cozy winter nights by the fireplace. Property includes storage sheds and horse pasture. Nearby hiking, biking, and skiing. Sold "as is" at low price. Don't miss out on this slice of paradise.



**Brooke Weathers**  
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<https://boulderproperties.net/>



# 493 County Road 83, Boulder, CO 80302 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 2366 sq. ft.  
EXCLUDED AREAS: GARAGE: 242 sq. ft., PATIO: 212 sq. ft., PORCH: 29 sq. ft.,  
DECK: 37 sq. ft.  
TOTAL: 2366 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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