

COMPASS

1319 County Road 83  
Boulder, CO 80302  
COMMUNITY: Sunshine Canyon

MLS # 1006590  
PRICE \$1,199,900



Single Family



3259 SQFT



3 Beds



2 Baths



3.7 Acre

## PROPERTY DETAILS

Less than 7 miles from the bustling heart of downtown, embark on a tranquil 12-minute journey through picturesque landscapes to arrive at this exquisite three-story residence, nestled within the idyllic canyons of Boulder County. Crafted predominantly in 2006, this home emanates a timeless elegance, offering sweeping vistas and invigorating breezes that dance through its airy spaces. Step into the grandeur of the soaring great room, where a resplendent stone fireplace commands attention amidst the warmth of solid hickory flooring. Above, a vast loft area beckons, versatile in its potential as a family retreat or a productive office sanctuary. The kitchen, adorned with Brazilian cherry wood flooring and quartz counters, becomes a culinary haven. A Jotul wood burning stove, accompanied by supplementary baseboard heating and forced air throughout the home, ensures comfort in every corner. Indulge in outdoor gatherings on the numerous decked areas, each offering a serene backdrop for entertaining or solitary repose. A secluded hot tub invites relaxation amid the embrace of nature's tranquility. Additional amenities include a charming gardening gazebo, a two-story storage shed, and a 10 x 12 Tuff Shed. Unveiling further potential, a 448-square-foot conditioned basement presents the opportunity for conversion into a one-car garage, adding practicality to this enchanting sanctuary of refined living.



**Brooke Weathers**

303-898-6564

[brooke.weathers@compass.com](mailto:brooke.weathers@compass.com)

<https://boulderproperties.net/>

Scan code  
for more  
property  
details

