



Flatiron Views

764 9th Street, Boulder



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Attention hikers and climbers! This is a rare opportunity to be neighbors with the 1st Flatiron.

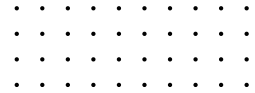
Nationally renowned outdoor adventures are as convenient as your coffee pot. This darling stone bungalow is also a leisurely 20-minute stroll (or 7-minute bike ride!) to Pearl.

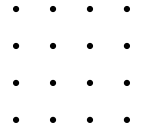
With over \$200,000 of renovations in the past five years, this sun-drenched home is in outstanding condition. It is filled with irresistible details, such as a statement-making stone wall crowning the dining room, cozy wood ceiling details in the primary bedroom, and bathrooms that include soothing Scandinavian-style cabinetry, vessel sinks, a clawfoot tub, and a stone floor shower. Plus an incredible new kitchen with quartz and Thermador appliances.

The yard is possibly even better than the house. Enjoy nights under the stars, grilling and making s'mores around the fire, soaking in Flatirons views, surrounded by lush gardens.

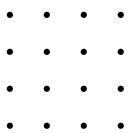
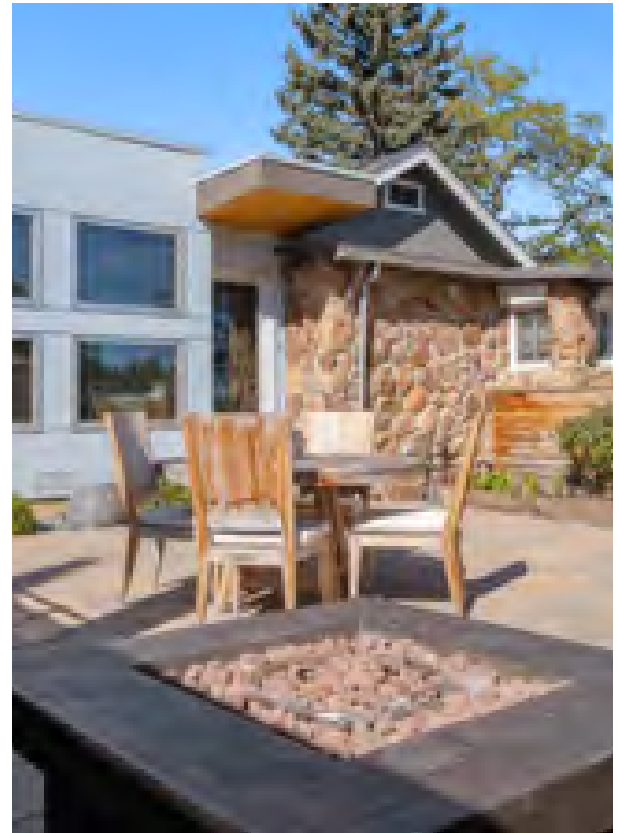
Life at 764 9th Street is active and beautiful.

3 BD 2 BA





- Flatiron Views From The Front Porch
- Brand New Chef's Kitchen
- Thermador Appliances
- Central A/C
- Upgraded Gas Furnace
- New Or Refinished Floors Throughout
- Newly Added And Reshored Foundations
- Large Crawl Space For Storage
- Exterior Upgrades Including Landscaping, Fencing, And Low-Voltage Lighting
- Custom Paver Patio
- Newly Constructed Bike & Storage Shed
- Professionally Landscaped And Hardscape Yard
- Off-Street Parking For 2+ Cars
- New Electrical And Plumbing Throughout
- Built-In Bar With Wine Cooler





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