



Sweeping Views of Water and Mountains

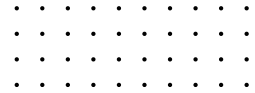
6650 Fairview Drive, Boulder





## 6550 Fairview Drive, Boulder

Wake up to sweeping views of Baseline Lake, the iconic Boulder Flatirons AND the snow-capped back range.



With rare unobstructed water and mountain views, this property presents a once-in-a lifetime opportunity to remodel to your specifications or build your dream home on one of Boulder's best view lots. Just 15 minutes by car and 30 by bike on the Boulder Creek Path to Boulder's Pearl Street Mall, it's close enough for convenience, but far enough to feel the serenity of Colorado country living.

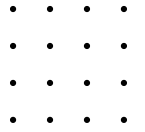
Ownership of this parcel lets you apply for membership with the exclusive Baseline Lake Recreation group; imagine swimming and paddle boarding through the hot Colorado summer. Come and see this .91 acre elevated lot for yourself.

Serviced by natural gas, electric Hoover Hill Water & Sanitation District.



4 BD | 2 BA | 1,249 Finished SF | 1,249 Unfinished SF



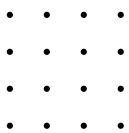


Renderings of potential new dwelling by Rodwin Architecture

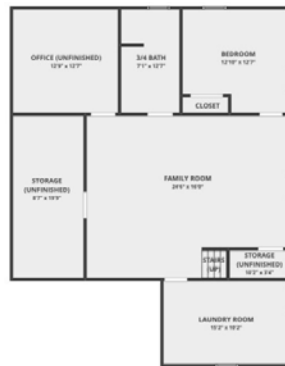
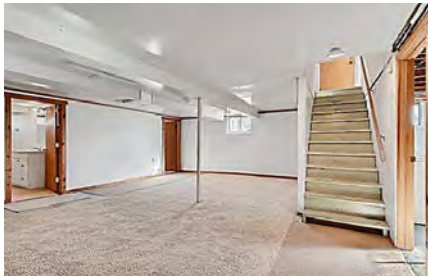
We can share a feasibility study, Boulder County preliminary size analysis, a soils report, and other background documents with you. Please contact us directly with questions.



View from the potential upper level







**Andy Burgess**  
 REALTOR  
 303.301.4718  
 andy@burgessgrouprealty.com



**Catherine Burgess**  
 REALTOR  
 303.506.5669  
 catherine@burgessgrouprealty.com

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided.

