

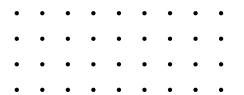


1860 Elder Avenue, Boulder



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On a huge lot with mature perennials and shade trees, directly across from Salberg Park, this impeccably maintained open-floorplan home is ready to enjoy as-is or update.

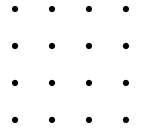


Highlights include a four-season sunroom with connecting decks, vaulted ceilings, and a large kitchen. With ample square footage, live large as-is or remodel/start from scratch, capturing wonderful views from your new second story. The 9 raised/watered beds are a gardener's dream, with space for vegetables, rhubarb and annuals. When finished getting your hands dirty, relax on your sprawling front porch with iced tea, overlooking Salberg Park. The park is the neighborhood's spacious go-to gathering space, with abundant grass and an amazing playground.

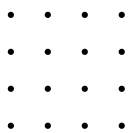
This home is in a highly sought-after location and zoned for desirable public schools. Walk under 1 mile to North Boulder Rec Center & Ideal Market, bike under 2 miles to Pearl Street, Google, and Sanitas Valley Trail, with bus steps away.



4 BD 3 BA 3130 SF



- Gutter guards
- Efficient hot water heating system
- Solid golden teak hardwood floors
- Three Solatube skylights
- Oversized double garage
- Reinforced basement door
- Soil irrigation
- Professional landscaping
- Electric baseboard heat in the sunroom
- New roof in 2018
- 252 square foot workshop with sliding door access to the garage





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