



COMPASS



Norwood Neighborhood

1425 Redwood Avenue, Boulder

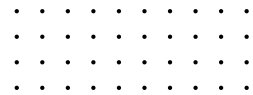


## 1425 Redwood Avenue, Boulder

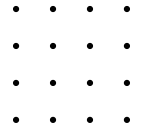
Lovingly and meticulously maintained 1425 Redwood is just one shady block from Lucky's Market & Bakehouse, Logan's Coffee, and other restaurants and shops. Plus, it's one short block and a pedestrian tunnel to the year-round beauty of Wonderland Lake and Open Space, with trails that connect to town and foothills. Imagine walking, running, biking, or even cross-country skiing from your front door around the lake and to a network of trails.

With an open floor plan and vaulted ceilings, the primary living space seamlessly connects kitchen/dining/living and a vast, tri-level deck and peaceful, fenced back yard that overlooks private park with creek. Four sunny levels create ample separation for sleep, play, work, exercise, or entertaining.

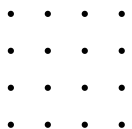
Home improvements made with eco-friendly, non-toxic materials. Ditch your car... this peaceful home is only 2 blocks from the RTD bus. Walk to Crestview Elementary, Jarrow Montessori, and Shining Mountain Waldorf School.



4 BD 3 BA 2680 SF



- 4-level home
- 4-bedrooms
- 3-bath
- Lots of storage
- 2-car garage
- 2,680sf (2,615 finished), 7884 SF lot
- South-facing, snow melts fast on this side of the street
- Fiberglass shingle roof
- Tri-level back deck (freshly painted)
- New garage door coil and rollers in Jan 2022
- Fresh, Low-VOC Paint in April 2022
- New Carpet in April 2022
- New Germicidal UV Light Lamp System for Furnace installed in May 2019
- New Rheem 50-Gallon Hot Water Heater installed Summer 2017
- New Aprilaire Whole-House Humidifier installed August 2017
- HVAC: Completely new Lennox HVAC system with top-of-the-line air filter and new A/C installed in August 2017
- Bamboo and tile floors throughout home, with fresh carpet on stairs, upstairs hall, and lower-level landing
- Level lot
- Regular maintenance (typically 2x/year) on HVAC by Service Experts
- Sealed crawl space
- Original user manuals for most major appliances
- 2 blocks from RTD
- B & M Roofing installed Elk Prestique Plus dimensional shingles in September 2003. 30-year warranty from the manufacturer.
- \$80K kitchen remodel by Melton Construction with environmentally friendly cabinets and non-formaldehyde glue. More kitchen updates in 2022.
- Remodeled the lower level to become a daylight basement. Tile floor, built-in shelving, desk/art table, sink, floor-to-ceiling bookshelves, and tons of storage were added.
- Lovely, mature trees in front and back.
- Multi-Pure Water Purifier is installed under the kitchen sink with a dedicated faucet (goodbye annoying fridge filters!)
- Active, operating radon mitigation system.



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