

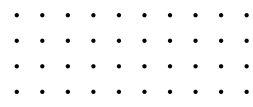


7379 Pebble Court, Niwot



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Close to Old Town Niwot’s colorful boutiques and eateries, this meticulously remodeled ranch on a cul-de-sac has a rural, country feeling. The famous LoBo Trail is 5-minutes away by bike, connecting you to Longmont and downtown Boulder.

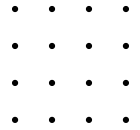


The sun-drenched open floorplan has a spacious kitchen with ample slate blue cabinets and quartz/granite countertops for cooking with friends. Flow seamlessly from kitchen to dining (with gorgeous fireplace) to four season room to fire-pit and roast marshmallows in the huge, private back yard.

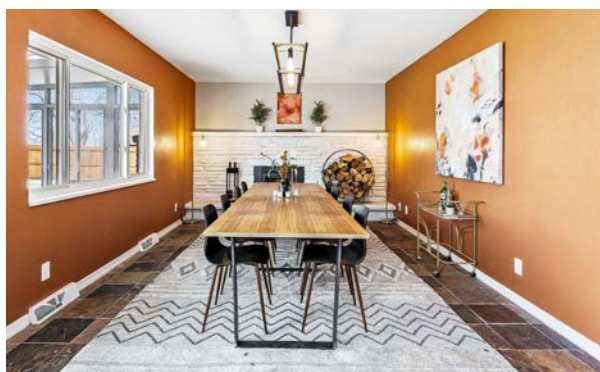
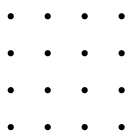
This house has 1.5 car attached 2-car detached garages with storage loft and a high voltage electric car charger. A roof solar system powers your electricity; too many upgrades to list (see the next page!)

Above your fence tower the foothills and snow-capped Long’s Peak. Niwot offers small town charm, a great sense of community (think summer music in the park and parades) and top rated schools.





- 1.5 car attached garage; 2 car detached garage with storage loft
- 0.9373 acre lot
- Views of Longs Peak and foothills
- 230 SF climate controlled sunroom - plumbed for radiant heat in concrete with Pex tubing which runs to hot water heater under house
- Roof mounted Tesla solar electrical system (2020) - Owned - will credit you for excess energy the system generates - 20 year labor warranty - 10 year leak warranty
- New carpet in three bedrooms (2022)
- New oak hardwood floors in kitchen, living room, and hallway (2022)
- Remodels: primary bath / 2021, 2nd bath / 2020, Kitchen / 2017
- Upgraded installation in crawl space / attic & Vvpor barrier in 1600 / sf crawl space (2020)
- Full sprinkler system (2021)
- 220v service in detached garage for electric cars
- Composition roof with 10 year warranty (2018)
- Slate floors in dining/family room
- Registered furnace warranty (2018)
- Cozy wood burning brick fireplace in dining / family room
- Skylight in kitchen; double pane windows throughout
- Radon mitigation system (2020)
- Tankless water heater (2019)
- 1 horse allowed
- 2 new planter boxes
- Fire pit
- The property to the North is zoned agricultural and is county-owned open space
- Property is on district water - well is for Irrigation only
- Cul de sac lot with private backyard, fully enclosed with 6' privacy cedar fence
- Included: Hot Tub Currently Non-Working



3 BD 2 BA 1911 SF



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