



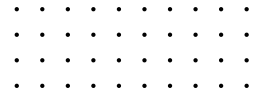
Newlands

1023 Forest Avenue, Boulder



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This is the exclusive listing of Andy Burgess | Compass Boulder. Situated in ultra-desirable Newlands, this turnkey welcoming home is walking distance to Sanitas Goat Trail, N Boulder Park, Pearl St, Ideal Market, N Boulder Rec Center and high-performing schools.

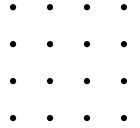


Airy and bright, the floorplan is clean, modern, and open with peek-a-boo mountain views. Sunlight streams through its mix of updated get-away and connected interior spaces, with abundant patios and decks for indoor/outdoor living. Cook with friends in the ample kitchen/dining or cozy up to the family room fire, before spilling out into the professionally landscaped backyard (with water feature, flowers, apple tree, and raised vegetable beds) to enjoy the stars.

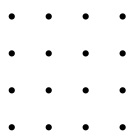
A private, detached heated/cooled studio lives amidst the garden, a natural catalyst for creativity with easy client alley access. Super green, this property offsets your carbon footprint with solar-powered hot water and netzero electricity.



4 BD 4 BA 3,439 SF - Main House 210 SF - Studio



- 2 car detached garage
- Foothills views with south-facing lot
- Coveted Newlands neighborhood
- Walkability to Ideal Market shopping area
- Separate 210sf detached studio/home office
- Net Zero (electricity) + Solar Hot Water/EV Charging (Level 2)
- Owned Solar PV (8.7 Kw) + Heat Recovery Ventilator (HRV)
- A level lot with a mix of evergreen and deciduous trees
- Private, professionally landscaped backyard with Asian-inspired garden surrounding a water feature and a raised vegetable garden bed
- Maple floors
- Berber carpeting
- Honed granite countertops & stainless steel appliances
- Great Room with beautiful kitchen and French doors / windows overlooking backyard
- Primary bedroom suite with walk-in closets
- French doors to balcony and patio
- Three walk-in closets
- Two hot water heaters
- Retrofit for radon system
- Kitchen water filter
- ILC Plat available
- Bar wine refrigerator
- Jetted bathtub in primary bath
- Skylights
- Gas fireplace (logs convey)
- Desirable neighborhood schools



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