



Martin Acres

3705 Martin Drive, Boulder



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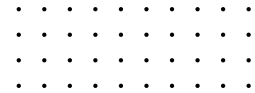
This inviting Boulder home sits just across the street from wonderful Martin Park.

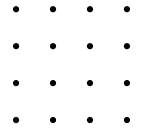
You're only a 5-minute drive to Chautauqua and South Boulder trailheads! Access to the multi-use path is two houses down, connecting you to all of Boulder by bike or on foot, with Whole Foods and Southern Sun a protected half mile away. Mountain views are abundant from the yard and on neighborhood walks.

Sip your favorite beverage on the covered porch that extends the entire width of your new home. Stainless kitchen appliances. Custom wainscoting adorns the living-dining area. Newly refinished wood floors and fresh carpet throughout. The home office has exterior access and a waiting room. Professionally designed backyard garden with patio, walkway and plum and peach trees is enclosed with a cedar privacy fence, a perfect addition for pet owners.

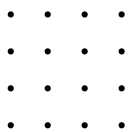
Well-established front garden requires zero mowing-it's lush with garden plants. A mature oak lights up your lawn in the fall and provides shade in the summer.

4 BD 2.5 BA 2,440 SF

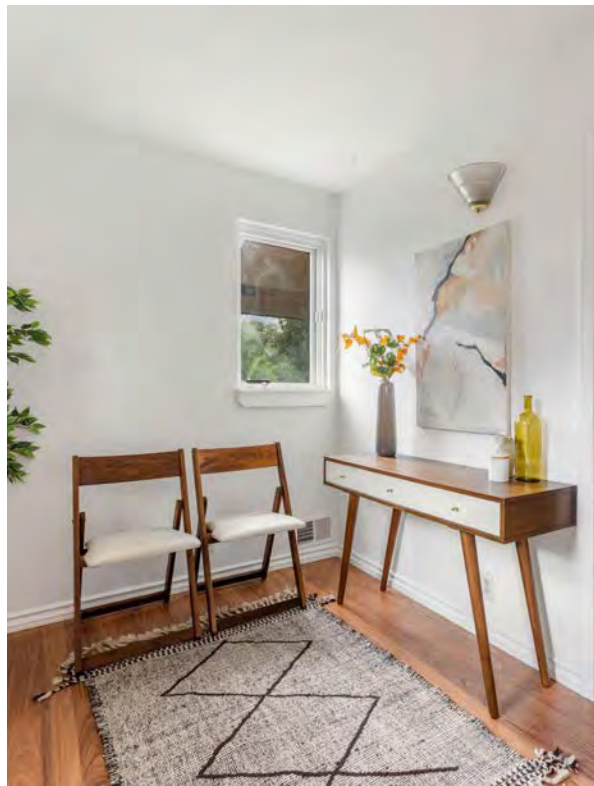




- Newly refinished wood floors in the living, dining, hall, bedroom, and closets on the first floor
- Interior of home freshly painted throughout
- Exterior stucco finish freshly slip-coated and entire surface painted
- HardieBoard-type siding installed (2021)
- Custom designed backyard gardens, patio, walkway with plum and peach trees plus continuous planting over the years has now matured into a beautiful, relaxing yard enclosed by 7'6" cedar privacy fence
- New carpet on the upper level, stairs, and 1st-floor study
- New sewer line installed from house to mainline at the street
- Rheem water heater (2021); Furnace (~2005); Refrigerator (May 2022); Dishwasher (2020); Clothes Washer (May 2022); Clothes Dryer (2021)
- Kitchen range location equipped to accommodate a down-draft range
- Custom wainscoting in living-dining area



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