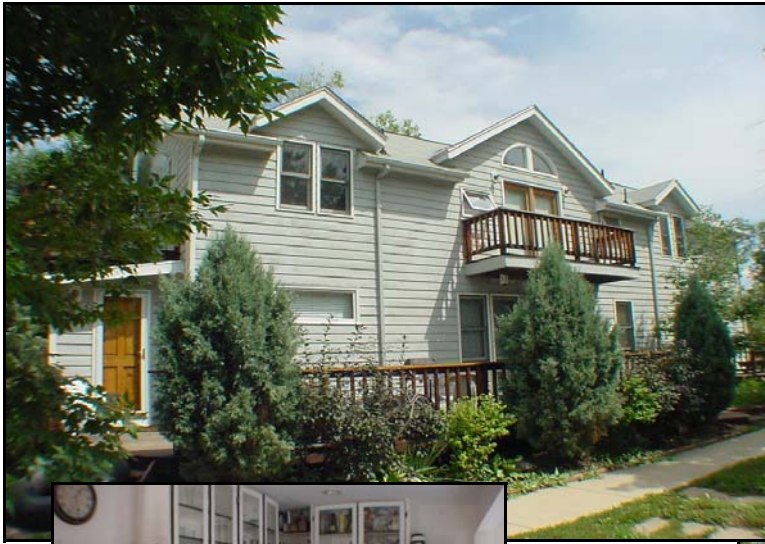


Reduced Price

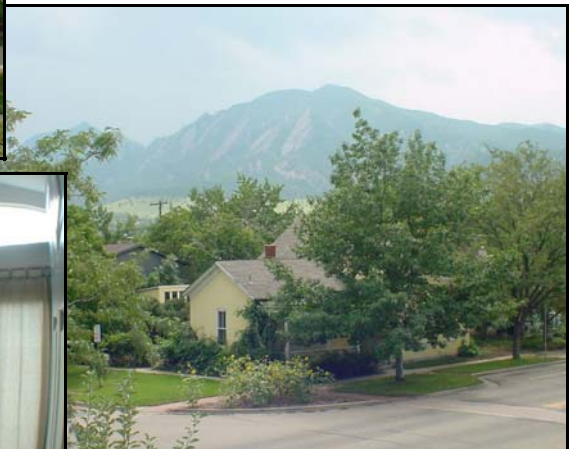
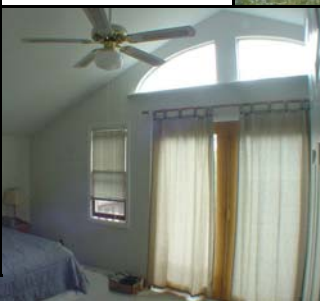
Rarely Available, Renovated Downtown Duplex!



1803 Pine St.
Downtown Boulder

\$715,000

Take a virtual tour at
www.HomesofBoulderCounty.com



Fabulous and rarely available location near downtown, in popular Whittier area! This duplex has 3 Bedrooms/2 Bathrooms on each side and was completely renovated in 1992. Wood floors, vaulted ceilings, curved windows, and hot water baseboard heat make this fully leased unit, an investors opportunity. Or an owner might consider occupying one unit, while renting the other to help reduce ownership expenses!

Each unit has 3 renovated bedrooms and many decks and balconies. Super views of the Flatirons from the front deck, front windows and upper deck. The rear unit has a front deck and upper deck with views of the treed neighborhood park, lush, fenced back yard and colorful neighborhood.

Double pane windows, gas ranges, tiled bathrooms, a claw foot tub, Berber carpets, recessed lighting and french doors all add to the charm of this property. Plumbing and electrical have been upgraded. All appliances and washers/dryers are included. Partial basements in both units provide ample storage. A large, 3-car garage is rented, providing additional income.

2596 total sq.ft. MLS#424191



Karla Bielanski & Associates
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Broker/Owner, CRS, GRI, ABR,
ePRO-500

CRS of the Year in 2004!

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