

© IRES



Elementary: CRESTVIEW
 Middle/Jr.: CENTENNIAL
 High School: BOULDER
 School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
 Elec: Xcel **Water:** Well
 Gas: Xcel **Taxes\Yr:** 3614.00/2005
 PIN: **Zoning:** RR
 Waterfront: No **Water Meter Inst:** No
 Water Rights: No **Well Permit #:**
 HOA Fee: No

Bedrooms: 3		Baths: 2		Rough Ins: 0		
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	12	11	Carpet
Bedroom 2	Main	10	10	Carpet
Bedroom 3	Main	12	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	10	9	Carpet
Family room	Main	25	17	Carpet
Great room	-	-	-	-
Kitchen	Main	17	11	Carpet
Laundry	-	-	-	-
Living room	Main	21	13	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 492882

PRICE: \$895,000

ADDR: 1950 Riverside AVE, Boulder, 80304

RESIDENTIAL

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/2

Map Book: B - 12 - K

Subdivision: Githens Acres

Legal: Tract 2699-A 18-1N-70 Per Ded 453123 07/01/81 Bcr

DOM:

Total SqFt All Lvl's	1724	Basement SqFt:	0
Total Finished SqFt:	1724	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	1724	Main Level SqFt:	1724
Upper Level SqFt:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	648	SqFt Source:	
YearBuilt: 1963		Est. Comp.:	
New Const: No		Model:	
Builder:			
New Const Notes:			

Remarks: Build your dream home! Rare opportunity to own an acre w/Flatirons views right in Boulder! Tucked away neighborhood of large, rural lots in Boulder County, surrounded by city! Many high end homes nearby! Beautiful, pastoral setting w/farmer's ditch & outbldgs. Zoned for horses! Charming ranch style home w/vaulted, beamed ceilings & gas, moss rock frpl. Renovated kitchen w/birch cabs, gas range/oven. Good possibility for city annex if desired, perhaps subdivision w/city approvals. Showing start 5/21

Driving Directions: 19th Street North of Iris to Riverside, turn right to property.

Property Features

Land Size - .5-1 Acre, **Style** - 1 Story/Ranch, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Tar & Gravel, **Outdoor Features** - Storage Buildings, Patio, **Location Description** - Wooded Lot, Abuts Ditch, **Horse Property** - Horse(S) Allowed, Pasture, **Fences** - Enclosed Fenced Area, **Views** - Foothills View, **Basement/Foundation** - Crawl Space, **Heating** - Hot Water, Baseboard Heat, **Cooling** - Ceiling Fan, **Inclusions** - Gas Range/Oven, Refrigerator, Clothes Washer, Clothes Dryer, **Energy Features** - Double Pane Windows, **Design Features** - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Washer/Dryer Hookups, **Fireplace** - Gas Fireplace, Gas Logs Included, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - Well, Cistern, Septic, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Possible Usage** - Single Family,

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 LO: MB/Karla Bielanski & Associate Phone: 303-440-6464 TB: 2.80 BA: 2.80 For Showings: LO: 303-440-6464
 Buyer Excl: No Contract: RV Min EM: \$12,000.00 EM Recip: FAHTCO LS: N