

Rare Boulder Acre with Views!



1950 Riverside Ave

Githens Acres, Boulder

\$895,000

Take a virtual tour at
www.HomesofBoulderCounty.com



Build your dream home! Rare opportunity to own an acre of land with gorgeous Flatiron views right in Boulder! Tucked away neighborhood of large, rural lots in Boulder County, but surrounded by city! Many high end homes nearby!

Beautiful, pastoral setting with big trees, flowering shrubs & perennials & meandering farmer's ditch. Out buildings for storage or animals—Zoned for horses!

Charming ranch style home with vaulted, beamed ceiling, family room with big windows & gas, moss rock fireplace. Renovated kitchen with birch cabinets, gas range/oven.

On well and septic with 2400 gal cistern. City water & sewer borders property. Good possibility for city annexation, if desired, perhaps subdivision with city approvals. 3 bedrooms, 2 baths, huge 2 car garage. 1724 sq. ft. MLS# 492882



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