

© IRES



Elementary: Bear Creek
Elementary2: OTHER
Middle/Jr.: Southern Hills
High School: Fairview
School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
Elec: Xcel **Water:** City Of Boulder
Gas: Xcel **Taxes\Yr:** 2924/2006
PIN: 0003639 **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: No

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	18	16	Wood
Bedroom 2	Main	12	10	Wood
Bedroom 3	Main	12	11	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	13	13	Wood
Family room	Main	18	11	Tile
Great room	-	-	-	-
Kitchen	Main	13	11	Tile
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 532398

PRICE: \$775,000

ADDR: 2400 Kenwood Dr, Boulder, 80305

RESIDENTIAL-DETACHED

ACTIVE

Locale: Boulder

County: Boulder

Area/SubArea: 1/9

Map Book: R - 128 - N

Subdivision: Highland Park 6

Legal: Lot 7 Block 33

DOM:

Total SqFt All LvlS	2328	Basement SqFt:	0
Total Finished SqFt:	2328	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	2328	Main Level SqFt:	2328
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:			
YearBuilt: 1960		SqFt Source: Other	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: SHOWINGS START SUN, 5/20 OPEN HOUSE. Rare, big, beautiful ranch sits on lush 1/3 acre lot! Gorgeous kitchen with slab granite, stainless appliances, breakfast bar, can & pendant lights. Big, private Master suite with windows to the garden, luxury bath, walk-in shower, tile & travertine! Cozy sunroom overlooks a big lawn, flowering shrubs. Living room with marble-front fireplace. SEPARATE studio with 3/4 bath, great for in-laws or home office! Wood floors, new roof, new paint inside & out.

Driving Directions: Broadway just North of Table Mesa to Dartmouth, West to Kenwood

Property Features

Land Size - .25-.5 Acre, **Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Location Description** - Level Lot, **Fences** - Enclosed Fenced Area, **Basement/Foundation** - No Basement, **Flood Plain** - Minimal Flood Or C Rating, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, **Design Features** - Separate Dining Room, Open Floor Plan, Walk-In Closet, Wood Floors, **Master Bedroom Bath** - 3/4 Master Bath, Luxury Features Master Bath, **Fireplace** - Living Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **New Financing** - Cash, Conventional,