

# Lush, Private Yard on Quiet Cul-de-Sac!



1107 Rand Way  
Rock Creek, Superior  
\$399,900

Take a virtual tour at  
[www.HomesofBoulderCounty.com](http://www.HomesofBoulderCounty.com)



Welcome to this lovely Lancaster model home on a quiet cul-de-sac, just a short walk to Superior Elementary, paths and parks! Enter through the 2-story foyer with warm hardwood floors, dramatic, curved staircase and art niche.

Formal living and dining rooms are separated by an archway. A spacious 2-story family room has tall, curved windows, a brick fireplace and built-in entertainment center. The bright and sunny kitchen has a large breakfast nook and built-in desk, overlooking your fully fenced, private and lush backyard. Step out onto a flagstone patio surrounded by rose gardens and mature trees and relax to the soothing sounds of the rock waterfall!

A main floor study and laundry room/mud room off the 3-car garage adds to the convenience of this great floor plan.

The upper level has three generously sized bedrooms plus the huge master bedroom with bow window, vaulted ceiling, big walk-in closet and five piece master bath complete with soaking tub!

A spacious lower level with rec room, bedroom and a full bathroom is great for a teenager, nanny, or in-law area. Five bedrooms + study, 3303 sq.ft., 3-car garage, whole house fan and plenty of storage area make this a wonderful value!

*Directions: Rock Creek Pkwy to Coal Creek, right. Right on Eldorado, right on Alma to Rand*

*Karla Bielanski & Associates*  
www.homesofbouldercounty.com



Broker/Owner CRS, GRI,  
ABR, ePRO-500  
[karla@HomesOfBoulderCounty.com](mailto:karla@HomesOfBoulderCounty.com)  
Direct: 303-499-0860  
Office: 303-440-6464  
1790 30th St. #130, Boulder