

1505 Pearl St. #210, Boulder

Located in the epicenter of downtown, in one of Boulder's premiere luxury buildings at the corner of Pearl & 15th, where the Pearl St. Mall ends and hip East Pearl begins, this coveted building features quality construction, upscale modern interior design and tasteful, high end finishes in a secure building with elevator access and underground parking & storage. 1505 Pearl #210 is a North corner unit that boasts a quiet downtown location with high ceilings, abundant light, private terrace and views of Mt. Sanitas.



The large entry leads down a hallway into the main living area. Immediately to the left is a comfortable bedroom featuring a large walk in closet. Adjacent to the bedroom is a nicely appointed bathroom featuring double vanity with quartz countertops, and combination whirlpool tub and shower. The second bedroom also features high ceilings and a well placed clerestory window that allows natural light to enter this space. Currently set up as a media and music room, this space has effectively demonstrated the superior insulation of the units in this building. The current owner routinely plays classical music at fairly high levels that cannot be heard anywhere else in the building.



The main living area is light and open, featuring high ceilings and exposed ducts, creating an airy, loft-like feel. The wide, open floor plan flows seamlessly between kitchen, living, and dining areas. This living space features warm Brazilian cherry wood floors, a cozy gas fireplace and French doors to a private terrace. The kitchen is relatively large, boasting a long center island, with lots of prep space and an elevated breakfast bar on one side. Perfect for gathering and entertaining, the center island and additional counter spaces are topped with a handsome grey Caesarstone, offset with beautiful seaglass green tile backsplash and distinctive pendant lighting. Custom cherry cabinets line the tall interior wall of the kitchen, that also houses the Subzero refrigerator and freezer



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and Wolf range and oven. The Bosch dishwasher is conveniently placed near the sink in the multi-purpose island.

The living area features a wall of windows, bringing in soft Northern light, as well as views of the foothills and Mount Sanitas. A gas fireplace with tall mantle adds to the warm and inviting feel of the living space. Across from the kitchen and adjacent to the living space is a dining area that accesses a private, covered terrace, again featuring views looking over quiet Barker Park, a pocket park in downtown Boulder.

The north side of this building is situated off the busier Pearl Street side of the building. This side of the building also provides softer light and refuge from the southern Colorado sun. Being nestled in a quiet downtown oasis, with Northwest views of the foothills from a corner unit, makes this unit especially desirable. It is offered for sale for the first time by the original owners.

The insulation throughout the building is not only noteworthy as a sound barrier - it also provides a high level of energy efficiency with low utility bills. The HOA dues in this building are remarkably low, at roughly \$300+/mo for this unit, with gas included.

The location and conveniences of this building cannot be overstated. Built new in 2008 by Coburn Development, a well respected, local design/build firm specializing in distinctive urban projects, 1505 Pearl was ahead of its time in terms of high end finishes and green building features, including a PV Solar array on the roof. With elevator access, secure parking and one of the largest storage units in the building, #210 offers the convenience of downtown condo living with access to all the great restaurant and shops that put Boulder on the map of food lovers and sophisticated travelers, yet with a northern orientation, privacy, and views that connect to the stunning natural setting for which Boulder is renowned. In other words, the best of both worlds!



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