

3086 11th Street

Situated on a flat, oversized lot in the desirable Newlands neighborhood of North Boulder, 3086 11th St offers endless charm and opportunities. This 1936 raised ranch has been well maintained and offers a light-filled, open and functional floor plan. The main floor living area is spacious, featuring a handsome stone fireplace with cast iron insert, radiating heat throughout the room. This lovely open room is flanked on both sides by cozy sitting areas, extending to the south to a sitting room with corner windows offering views of the nearby foothills and to the east, to another sitting room, framed by a large picture window of the backyard. This room would also serve well as a dining room, as it leads to an especially large and cheery eat-in kitchen, with windows facing south and east over the yard. The abundant period cabinets extend to the ceiling with a peninsula island, topped by more cabinets plus a open shelved china pantry serving to extend the storage and prep area. The kitchen offers as a terrific space for gathering, with room for a central table and a sofa for lounging.

Two bedrooms off the main living area on the north side of

the home are both light-filled, one with windows to the east and the other to the west. Both bedrooms share a large bathroom. Throughout the home are lovely hardwood floors, distinctive built-ins and original hardware on the doors. A closet in the kitchen offers access to the high pitched attic space that showcase the high ceilings that could be possible if the ceiling in the main living area was vaulted. One could also conceivably finish and dormer the attic space to add more bedrooms.

The stairs to the basement are directly below the closet attic access in the kitchen. A door from the backyard enters a landing that leads to the kitchen and also to the basement stairway, making it a dedicated outdoor entrance to the basement apartment. Offering a similar floor plan to the main level the basement boasts an equally spacious kitchen with vintage porcelain sink, full sized refrigerator, stove/oven and room for a large kitchen table. The kitchen leads to an open main living area with fireplace. Two good sized bedrooms with large closets and nicely appointed shared bathroom with a huge soaking tub are directly below the bedrooms/bath on the main floor. The raised ranch style provides for lots of daylight through the garden level windows. These windows can also be



WWW.BOULDERLUXURYGROUP.COM/3086

Leyla Steele
303.859.3110
leyla@leysteele.com



Zach Zeldner
720.480.7650
zach@zachzeldner.com

enlarged to create even more light in what is a remarkably light and usable basement space.

One of the many unique features of this home is the size of the lot. Most lots in this neighborhood are in the 6,500-7,000 square foot range, commonly referred to as a "double lot" - a term that refers to two city lots. Very rarely do we find a "Triple Lot", or a parcel that combines three city lots. When it comes to lot size, 3086 11th St. falls into the category of the extremely rare "Triple Lot Plus" combined for a total of 9,673 square feet. Located on the SE corner of 11th and Evergreen, 3086 11th sets up extremely nicely for a builder or buyer who wishes to expand/remodel or build a larger home on a level, corner lot with alley access.

The current yard is fully fenced, offering a large backyard, and side yards with plenty of space for gardens, lawns and patios. A detached and finished two car garage with access of the street is a convenient bonus.

The remarkable virtues of living in Newlands cannot be overstated. One of the reasons why so many newcomers to Boulder choose Newlands over other neighborhoods, giving up large lots and backyards, is because Newlands residents value engaging with their neighbors, meeting other families to play at the park, go for a hike up Sanitas, swim at the Rec Center or grab a coffee at Ideal Market. Yet with 3086 11th, you do not need to give up a large yard to enjoy these virtues.

North Boulder Park is a neighborhood gathering place for picnics, frisbee, slack-lining, kite-flying and a number of other sports. With a terrific playground, fitness area, ping pong table, grills, basketball court, baseball diamond, large turf area for pick-up games and plenty of benches & tables for gathering, this park is the go-to destination for Newlands residents, young and old. In the winter, after a snowfall, the park is groomed with skate and nordic ski trails, making Newlands a ski-in/ski-out locale. Another nearby amenity is the North Boulder Recreation Center, offering lap and leisure pools with water slide, racquetball, tennis and platform tennis, state of the art gymnastic center, weight room and cardio space, dry sauna, hot tub and terrific yoga, dance and fitness classes for all ages. One of the most coveted virtues of living in Newlands is the close proximity to Mt. Sanitas and miles of hiking trails accessed via numerous trailheads in the neighborhood. And if walking/biking to shops and restaurants is important, the Ideal Market shopping area and downtown Pearl are both super close.

For those with elementary school age children, award winning Foothill Elementary is located in a neighborhood and most families walk/bike to school, further cultivating the extraordinary community vibe of this desirable neighborhood.

If a Buyer wishes to explore opportunities for building and/or expansion, the City of Boulder can answer any planning or development questions.



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leyla@leysteele.com



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zach@zachzeldner.com