

2051 Emerald Drive Longmont



Welcome to Rainbow Ridge, one of Longmont's most desirable neighborhoods, where properties rarely come to market. Enjoy this thoughtfully updated, light-filled home on a corner lot, with beautiful and mature landscaping, offering exceptional indoor/outdoor living. This immaculate and well-maintained home provides just enough house and yard to make it spacious and comfortable for a single person, couple or family, yet not too much to manage. Plus the proximity to neighboring Prospect New Town means easy access to shopping, dining and wellness appointments, as well as all the other prized amenities that make living in south Longmont so attractive.

With a blooming Magnolia tree, sculpted Blue Spruce and elegant Japanese Maple, along with fragrant shrubs expertly added to the abundant landscaping, the front walkway offers a gracious invitation to this impeccable home. The main living area is open, yet offers distinct spaces, bathed in light. Upon entering, at the front of the home, the living area adjoins the dining area, facing east, while the back of the home, facing west, the family room and kitchen open to

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the private back patio with water feature, gas fire pit, raised stone garden beds, mature trees, lawn and more lush, fragrant flowers and shrubs. The handsome kitchen showcases custom wood cabinetry that extends to the ceiling, and recently replaced appliances, including a Thermador induction range in the island, KitchenAid refrigerator and dishwasher, plus Thermador double ovens. Also on this level is a bedroom that doubles as a study or office (currently used as a music listening room), next to a lovely powder room, tastefully updated with white quartz countertop, modern light fixtures and Toto toilet. The lighting throughout the main level was updated with two authentic Louis Poulsen pendant lights (breakfast nook and dining room), and three Louis Poulsen mini pendant lights over kitchen island. With the exception of the laundry room, powder room and bedroom/study, the flooring throughout the main level is gleaming hardwood.

On the way to the garage (which deserves a paragraph all its own) is the well-equipped laundry room with counter for folding, rack for hanging, cabinets for storing, window for natural light/air and a Blanco sink (and satin nickel faucet) to match those in the kitchen, in addition to the sophisticated technology of the LG washing machine and clothes dryer. Now for the garage, which is potentially the most stunning in all of Boulder County. At 800+ SF, there is plenty of room for 3 cars plus work space and storage. But that is just the start. The drywall was finished to the same standard as the home's interior spaces, along with replacing window sills and baseboards. Swisstrax flooring tiles were installed throughout the garage, along with rubber covers on the steps to the house. In addition to looking magnificent and staying clean, these tiles are ideal for Colorado as they allow any snow melt from cars to run down through the tiles to the concrete floor underneath and then drain out, avoiding puddles on the floor in the winter. Replacement tiles can be easily installed if any tiles become damaged or need to be replaced. The





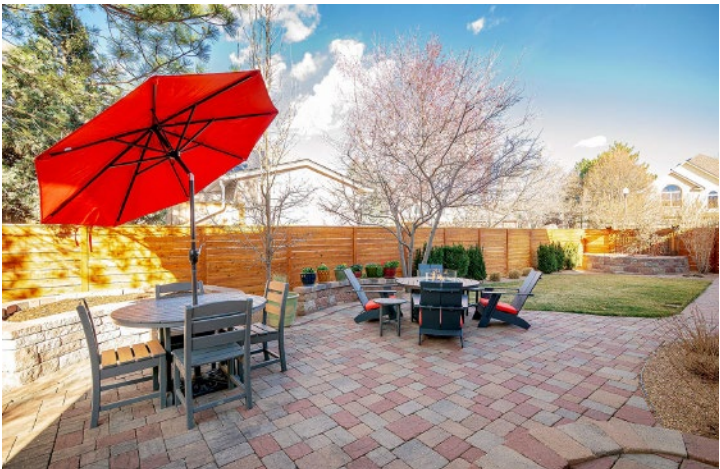
lighting was updated to 12 high-output fluorescent light fixtures to provide bright, even lighting throughout the garage for working on projects. The garage door hinges, springs and other hardware were replaced as needed, along with garage door openers, which are WIFI enabled and can be monitored and operated remotely via a phone app. The driveway was replaced and reinforced with rebar.



The upper level of the home boasts a luxurious primary suite that looks over the yard, mature treetops and western skyline, with adjoining sitting area, large walk-in closet, and bathroom that offers a jacuzzi soaking tub, underneath a large window, euro glass shower, double vanity and separate toilet room, all clad in soothing white and off-white tile. The other three bedrooms on this level are all light-filled, and face east, welcoming the morning sun. On the south end of the upper level of the home are two bedrooms and, in between, a shared bathroom with double sinks and tub/shower combination. One bedroom is currently used as an office, while the other is used as a guest room, with the flowering Magnolia tree right outside, at window height. The 4th bedroom on this level is down the hall, at the top of the stairs, on the north side of the home. It is currently used as a music practice room.



The basement is unfinished, in the sense that there is no drywall, and the spaces are not divided, however it is an enormously pleasant space, offering flexibility and multiple uses, with four egress windows admitting great light. The many thoughtful features added by the current owner only serve to enhance this incredibly functional space, including Gladiator slatwall on both sides of the stairwell, with shelves/hooks for easy storage, plus a lighted wine storage unit under the stairwell. The lighting was improved with high-output fluorescent fixtures (similar to garage) offering an exceptionally well-lit work space. And on the floor, is modular carpet flooring in part of the basement. The remaining flooring is honed concrete. All the windows have



blinds and all egress window wells have custom covers. So whether it is a gym, art studio, family recreation space, storage, workshop or a combination of all the above, this space is ready for your hobbies and projects

On a functional and mechanical level, there are many recently installed updates to this home not mentioned above: radon mitigation system, Hunter Douglas window shades on all windows, carpet in all carpeted areas, high efficiency Rheem furnace, air conditioner, two 50 gallon hot water heaters and Aprilaire whole-house steam humidifier and full-flow air filter. The entire home interior was painted in Benjamin Moore White Dove and Simply White for a clean, modern look. This includes window and door trim, baseboards and window frames, which were formerly natural oak. A detailed list of recent updates is available in a separate document.

The City of Longmont has long been admired as a national model for its vision in creating affordable and reliable broadband for its residents. In addition, the City offers water, sewer, trash and electric service. The only utility that is outsourced is natural gas, to Xcel Energy

This south Longmont neighborhood is attractive for many reasons, not the least of which is the remarkable peace & quiet, set amongst generously sized lots and well-maintained homes, with very low HOA fees, especially when compared to neighboring Prospect New Town, where the lots and homes are relatively small, and HOA fees relatively high. Renowned for its cutting edge new urbanism, award-winning Prospect offers dining, shopping and wellness amidst bold contemporary residential architecture - a good neighbor to have. Rainbow Ridge also offers the convenience of being close to Highway 287, without the noise and the traffic.

A few blocks down Emerald Drive is Left Hand Park, with big grassy fields, an outdoor roller rink, tennis and pickleball courts. Or jump on a bike to explore the dedicated bike paths of Left Hand Creek, which runs along the neighborhood and is part of the LoBo trail (Longmont to Boulder), connecting to the St. Vrain River path with Sandstone Ranch nature area an easy 6 mile destination.

Also nearby are the Longmont Rec Center, Museum, Whole Foods and newly built Costco. UCHHealth Longs Peak Hospital (established 8 years ago) is less than 5 miles away. Within 2 miles is Downtown Longmont's historic Main Street, attracting residents from around the area to its unique shops and restaurants, and not much further is the Boulder County Fairgrounds, hosting the wonderful Longmont Farmers Market. John Lehdorff, local food writer, often says: "if you want good food, go to Longmont." Longmont is also known for its craft breweries - there are eight located within 5 miles, including Bootstrap Brewing Company, offering live music in a high-quality, intimate setting, and Oskar Blues, hosting an IPA and Bluegrass Festival on April 19. And these are just two examples - Longmont's reputation as a thriving music and arts scene has exploded in recent years. Plus South Longmont offers easy access to Boulder via Highway 119 and Lafayette, Louisville and Denver and Denver International Airport via nearby Highway 287. All in all, a perfect combination of quiet sanctuary, and convenience, located in a City with no shortage of valuable amenities.

Welcome home to this move-in ready, meticulously maintained and updated home in a quiet neighborhood and enjoy the exceptional lifestyle that 2051 Emerald offers.