



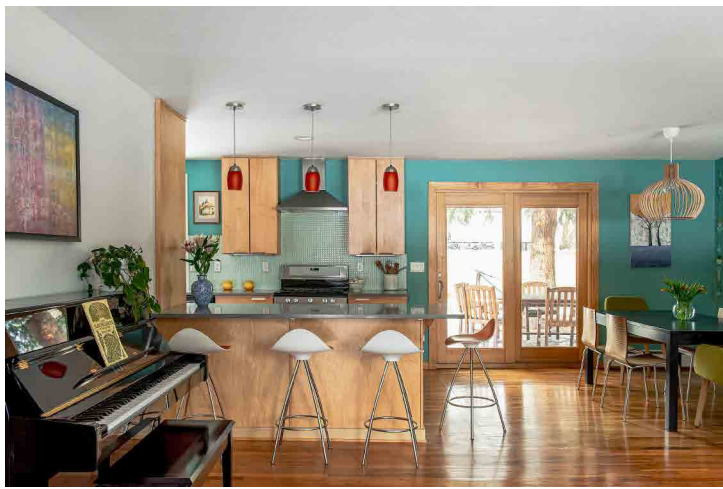
2085 Glenwood Drive

Live across from the park, enjoying a fun lifestyle, while taking in expansive views of the mountains, from this charming, and tastefully remodeled, one level Mid-Century modern home. The sheltering pine, hand-crafted garage doors and covered entry set the stage for a home that is welcoming and full of surprises.

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Entering the home, one is immediately enchanted. The open concept Living Area is anchored on a classic Flagstone wall, updated with matte white “chalk” paint finish. The wood-burning, glass-covered fireplace adds warmth, while the hearth provides extra seating for this light-filled space, offering views of the park’s trees and grassy fields, with mountains in the distance. The peninsula kitchen bar (with seating for four) and nearby dining area provide multiple areas for engaging and interacting. The large sliding glass doors to the outdoor patio serve to bring the outdoors in and expand the living space.



The Kitchen boasts modern Maple wood cabinetry, creamy gray quartz countertops, sea glass colored glass tile backsplash and name brand appliances, including KitchenAid refrigerator, Bosch dishwasher and Frigidaire 5-burner stove with central griddle and high-flame wok function. The lighting is lovely and inspiring: 3 orange glass pendants over the eat-in kitchen bar, a modern bird cage style pendant over the dining table and a blown glass pendant that frames the kitchen sink and large window facing the backyard. Nearby is tucked-away a recently renovated Powder Room, enroute to the glass side door, Laundry room (with side-by-side front loading washing machine and clothes dryer) and converted Garage. This roughly 250 SF space offers a myriad of uses. Designed as a music studio for the two working musicians who own this home, the garage door was replaced with a beautiful set of barn-style doors made of hand-crafted wood, expertly designed by the owner, a harpsichord maker. This space has a west-facing window, painted concrete floors and is well-insulated, with a plug-in electric baseboard heater for added warmth, when needed. The boiler is just on the other side of the wall so a permanent conversion to hot water baseboard heat seems doable. This versatile space once housed TWO baby grand pianos and was a happy meeting spot for the neighborhood children taking their piano lessons. One can also envision it as a guest space (bathroom nearby), office, yoga/meditation, workout or gathering space. It could also be converted back to a garage (your car would enjoy a heated, well-insulated space) simply by replacing the barn doors with an automatic garage door. In the meantime, there is



space to park in the driveway or on the street in front.

Because there are two working musicians in this family, there is also a detached 120 SF structure in the backyard housing a music studio. Quality-built and well-insulated, with an efficient, wall-mounted, plug-in “heat storm” heater, this space has two windows (facing east and south) admitting nice light and more evidence of artisanal wood craft with the built-in desk. Again, the possibilities for this space are endless: office, studio, kids playroom....



The home has three lovely Bedrooms - two that look out over the backyard and one with views to the south of the park and mountains. The Bedrooms share a well-designed, remodeled Bathroom with a large Kohler soaking tub/shower, two vanity stations, a frosted glass window facing south and a wall of hooks.



There are oak hardwood floors throughout the entire house - the Bathrooms and Kitchen are no exception. The windows and roof were replaced and the doors to the rooms are in keeping with what one would expect from a wood craftsman, albeit store bought - solid, quality 5 panel Maple doors that make an impression not often found in remodeled homes of this era. The front door is 5 panel glass and the side door and solid wood sliding door to the backyard are also glass, so the light in the home is fantastic. The heat is boiler-powered hot water radiant baseboard and the cooling is efficiently managed by a trusty evaporative cooler on the roof, meaning this home is well suited for those who do not enjoy the drying effects of a blown air system.



The exterior spaces of the property are all well-designed and heartily utilized. In the backyard, the large concrete patio is a place for gathering, the hand-crafted chicken coop is a palace for our egg-laying friends, and the garden shed houses all the equipment one needs to maintain the abundant gardens. The backyard is fully fenced and, in front, the hand-crafted wood screen fencing and gates are hand-built by the owner.



The neighborhood is a favorite for all who live here and a wonderful place to interact with neighbors and meet friends, old and new. The park is central to the lifestyle of walking pets, flying kites, cross country skiing,



practicing soccer, yoga, ballroom dance or tai chi, romping on the green fields, or in the 3 playgrounds: two at Columbine School and one in the Columbine Park. It is not unusual to witness a small cello recital or family picnic in this friendly, safe neighborhood park. The two park tennis courts were recently renovated by the City. The large sheltering evergreens and deciduous trees provide shade and, one in particular, a shaggy Pine that looks like it belongs in a book by Dr. Suess, is a favorite of children of all ages due to branches that provide a sheltering fort or hiding place.



The other glorious neighborhood amenity is convenience. This is a neighborhood where most residents walk or ride bikes to Boulder's amazing amenities, leaving their car parked at home. Rayback Collective and the entrance to the Goose Creek multi-use path is a few blocks south, providing easy access to Natural Grocers, Target, Whole Foods, the Google campus and the 29th Street Mall. Even closer is Safeway and a large variety of nearby shops and restaurants including Tangerine, Mojo Taqueria, The Local and Buddha Thai Cuisine. A few blocks to the west are the Boulder Community Gardens and North Boulder Recreation Center, with access to the 13th street bike path towards downtown, Pearl Street and the Boulder Farmers Market.



All in all, this enchanting home and wonderful neighborhood are inviting, friendly, comfortable and convenient. Welcome Home.

