

# BOULDER Luxury Group

## 2641 Juniper Ave, Boulder

Fortuitously situated in the heart of North Boulder, a mile or so from Pearl Street, this handsome, three-level Parkside townhouse is worlds away in terms of tranquility and value—yet literally steps away from restaurants, parks, trails and cafés. With ample front, side and back yards, it shares only the east wall with its attached neighbor, thus living like a detached home, yet with the lock-and-go freedom of a condo.

Rarely do buyers come upon a move-in-ready home in this price range with so many desirable attributes, several of which make this home a rarity among Boulder townhouses:

First is the generous fenced-in backyard, spacious patio and fragrant gardens off the main living area.

Second, it boasts plenty of parking: an attached garage, plus two off-street parking spaces in the driveway. A well-managed HOA, with very reasonable dues (\$170/mo) provides nearby guest parking, a pool, tennis, and front lawn care. It even plows the street and walkway. And since the garage and driveway face south, the sun melts any snow quickly.

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Third is the mud room! How often have you ventured into a condo or townhouse, only to stumble into the main living area? Not here. Instead you enter a tiled, south-facing foyer, quite apart from the living area, with a large closet and room for a bench to remove your shoes.

The advantages to buying in an older HOA are clear: there's more square footage, privacy, and space than in similarly priced new construction. That said, the finishes in older homes often need updating. In new dwellings, you sacrifice square footage for new finishes. But in this home you get both: square footage, privacy—a great yard—and an updated interior, even to the extent of removing the "popcorn" texture from the upstairs ceilings.

From the tiled mudroom, you enter the main living area, with gleaming hardwood flooring throughout and a view out the back to the yard. A quick peek into the remodeled powder room reveals one of the home's hidden assets—a wealth of storage on every level. Consider the built-in pantry beside a modern kitchen with stainless steel appliances, a new dishwasher and refrigerator, neutral granite countertops and a bar top where guests can linger with a drink while chatting with the chef. A granite-top buffet with cabinets lends added storage, while defining the living and dining areas.

Soft, serene northern light pours through tall windows and a floor-to-ceiling sliding glass door into the dining and living rooms revealing welcome views of the private yard and gardens (unlike many condos that face the neighbor's!). The dining area offers plentiful space for a good-sized table and chairs. A rare wood burning fireplace anchors the cozy living room which easily holds a full sized sofa, a pair of comfortable upholstered chairs, plus coffee and side tables.

You'll enjoy the garden views all year long.



Outdoor living, with a broad grass lawn and abundant flowering gardens at the perimeter, is arguably the home's most compelling feature. The privacy fence only adds to its allure.

Sheltered from the sun on hot summer days, the yard is your private oasis from June through September. (You'll love the mister fan – a gift from the owner – in the detached garden shed.) Summer evenings cast a magic spell with the sound of new leaves tossed in the breeze and scent of something tasty on the grill. Spring and Fall are lovely, of course. But so are those glorious winter days when temperatures climb into the 60s or 70s, and an al fresco lunch is calling! Overall, the feeling is one of being held in the embrace of a sanctuary even as you are surrounded by all the delights a Boulder lifestyle offers.

With roughly 1800 square feet of living space (plus garage and outdoor living area), this townhouse offers 2 bedrooms on the upper level and a guest bedroom in the basement. The larger primary bedroom upstairs, with a door to the remodeled bathroom, features three closets and looks out over the backyard toward the northwest mountains. A bonus space off the primary bedroom, and separated from it by glass doors, offers a light-filled area for an office/studio, yoga/meditation room, or baby nursery. The second upstairs bedroom, showcasing mountain views to the south and west, offers flexible uses. There is room for either two twin beds or one queen bed. You can also combine a home office with a bed or fold-out couch.

The lower level makes for a terrific family room/entertainment space. Currently housing a large sectional sofa, one can easily imagine movie night in this inviting space. Just add popcorn! The guest bedroom and full bathroom are just off this large open living space. There's a closet and large storage space under the stairs, and 137 SF utility room that houses the washing machine, dryer, laundry tub,







folding counter, cabinets and furnace. This unfinished room (not counted in the finished square footage) provides lots of additional storage and opportunities for other uses such as a kitchenette for your guests.

The owners have successfully rented the property short term when traveling or visiting their east coast home. Two closets are set up as lock-offs. The unit is currently licensed by the City as a legal rental, although the owners have not rented the property in recent years. Past rental income numbers and other details are available upon request.

Imagine a lifestyle so active and easy that you are a five minute walk to an impromptu brunch at Tangerine, drinks at The Local Pub, dinner at Mojo Taco, or take out—from Asian cuisine to pizza. Want to play tennis or take a swim? The HOA pool and tennis courts are at your disposal. When you need last minute groceries, Safeway is 5-10 minutes on foot, while Boulder favorites Whole Foods, Lucky's and the Pearl Street Mall are roughly five minutes by car.

Here in Parkside, mature trees and green spaces abound. Dubbed a "Cyclist's Paradise," just one block south of your front door is a multi-use path favored by pet lovers, casual walkers and runners alike. Or head west down a short lane to beautiful Parkside Park for shaded walking paths that intersect some of Boulder's loveliest neighborhoods. You can venture for miles toward the foothills and open space trails, discovering quiet streets, ditch trails and hidden pocket parks. Whether you're after fresh air or tasty food, the "walk score" of this location simply does not get much better. Headed to the Farmer's Market, downtown or elsewhere? Nearby Elmer's Two Mile Trail provides access to Boulder's extensive network of dedicated off-road pathways that lead in all directions.

All in all, this property offers so much more than one can imagine. Welcome home!