

2647 Juniper



With a double-height ceiling in the main living area, and celestial windows welcoming the sun and full moon rise, this enchanting three level townhouse in the desirable Willow Springs community is a rare offering. Living in the heart of North Boulder, a mile or so from Pearl Street, this home is worlds away in terms of tranquility and value - yet literally steps away from restaurants, parks, trails and cafes. With ample front, side and back yard, it shares only the north wall with its attached neighbor, thus living like a detached home, plus enjoying the lock-and-go freedom of a condo, valuable amenities and amazingly low HOA dues.

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Rarely do buyers come upon a townhome in this price range with so many desirable attributes:

- Generous and private fenced-in backyard with mature trees and sunlight year round from the south and the east. This is a delightful spot for morning coffee or an alfresco lunch.

- No worries about parking - there is an attached garage, plus an off-street parking space in the driveway. The well-managed HOA, provides nearby guest parking, front lawn care and plows the street and front walkways. And since the garage and driveway receive warming rays from the south and west, the snow melts quickly.

- Community Pool, Hot Tub & Tennis are included in the low \$187/mo HOA dues

- 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 west-facing foyer, quite apart from the living area, with a large closet and room for a bench to remove your shoes.

- Incredible light and views afforded by the double height ceiling and abundant Pella windows.

From the welcoming mudroom, one enters the open main living area, and a view out the back to the lush private yard. Sky and tree canopy are ever present through the many windows that float in the soaring space, bringing in exquisite natural light and views. The kitchen, dining and living areas are open to each other, offering a distinct feeling of spaciousness, with a central island in the kitchen, plenty of space for a large table in the dining area, all anchored on a cozy wood-burning fireplace in the main living area. A bathroom, with a shower,





completes the main level. You'll enjoy the private, fenced backyard all year long, with sun from the east and south warming it in winter, and mature trees shading it in summer.

The advantages to buying in an older HOA are clear: there's more square footage, privacy, and space than in new construction. That said, the finishes in older homes often need cosmetic updating, and while one can certainly bring one's style and taste to this very special townhome, many major updates have already been done, including quality Pella windows installed in 2018, new HVAC in 2014, whole house humidifier in 2021 and in 2012, extensive weatherization work that included upgraded insulation for improved energy-efficiency. What is hard to duplicate elsewhere is the extraordinary sense of space and light with double-height ceilings in the main living area and how this translates to a lofty feeling in the upper level bedrooms.

The upper level bedrooms are both exceptionally large, with double closets, a shared full (tub & shower) bathroom and lovely views: the bedroom facing east over the backyard feels like a treehouse, living in the canopy of mature trees; the views from the west facing bedroom extend to Boulder's famed foothills. The basement is currently a large finished space (plus additional unfinished space for storage and future closet/bathroom) with multiple egress windows, admitted light and air, and a laundry area. This open space offers flexible options, including use as a rec room space, studio, office and/or bedroom guest space.

With over 1900 SF square feet of mostly finished living space (not counting garage and outdoor living area), this townhouse is one of the largest in Willows Springs - a quiet and friendly community with an established and well run HOA, and valuable amenities, including pool, hot tub and





tennis courts, snow plowing and trash removal, all for the low monthly fee of \$187/mo. Other residents in this community have successfully rented long and short term and there are no HOA provisions that prohibit this.

Imagine a lifestyle so active and easy that you are a five minute walk to an impromptu brunch at Tangerine, or take out, from Asian cuisine to pizza. 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 seven minutes by car.

Here in Parkside, dubbed a Cyclist's Paradise, your daily run or walk is just a block south of the front door, on a dedicated path

adjacent to a dog-friendly park. Or head west down the short lane to Parkside Park, where shaded walking paths intersect and extend through residential neighborhoods, revealing still more of Boulder's famed parks. You can walk for miles toward the foothills and open space trails, discovering dedicated paths, quiet streets, and hidden parks. The "walk score" simply does not get any better. Headed to Downtown or elsewhere? From nearby Elmer's Two Mile Trial you can access Boulder's extensive network of dedicated bike/walk pathways that lead in all directions.

All in all, this property offers so much more than one can imagine in a centrally located Boulder townhome. Welcome home!

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