

BOULDER Luxury Group



3777 WONDERLAND HILL AVE.

Winter, Spring, Summer or Fall, this exquisitely renovated Wonderland Hill home is a delight to the senses, offering indoor and outdoor living that is comfortable and easy. Set on a lushly landscaped $\frac{1}{4}$ acre lot, backing up to the neighborhood Greenbelt, with instant access to miles of hiking trails, local market, shops, restaurants, schools and parks, not to mention beautiful Wonderland Lake, this property boasts a Boulder lifestyle that is literally right outside your front door, or backyard gate.

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The stunning outdoor double-height front entry offers a modern take on the classic front porch. Created with an attractive steel beam, framed by steel planter boxes, with a cedar-lined overhanging shade roof, and surrounded by colorful and fragrant gardens, the invitation to linger is felt on a soul level. The sense of the outdoors is carried forth through the beautiful front door, where the soaring ceilings, abundant windows and open floor plan create a palpable feeling of space and light. The living area showcases a wall of south-facing windows, brick hearth with wood fireplace and is open to the dining area, with yet another wall of windows looking out to the backyard and bountiful gardens.

Adjoining the dining area is the gorgeous cook/entertainer's kitchen with creamy white quartz countertops, soft gray-toned cabinets and Kitchen Aid appliances. With plenty of counter space for prepping, cooking and serving, the kitchen also boasts two eat-in bars: one in the large peninsula bordering the family room; the other, through the large window above the kitchen sink, in the outdoor back patio. The family room is a cozy nook with large sliding glass doors leading to the expansive outdoor living area.

A built-in gas grill, custom-made wood/steel benches and gas fire pit table are oriented on a spacious, low maintenance concrete patio that provides an incredibly versatile and attractive extension to the living space, shaded by mature trees and surrounded by perennial gardens (hydrangeas, roses, echinacea, lilies, iris, columbine – to name just a few of the flowers) that are alive with color and fragrance through 3 seasons. With green grass lawn for recreating, and recently-built perimeter fence and sturdy 60 SF concrete-floored shed with wall of shelving for garden tools, this amazing oasis is a rarity in the Wonderland Lake area.

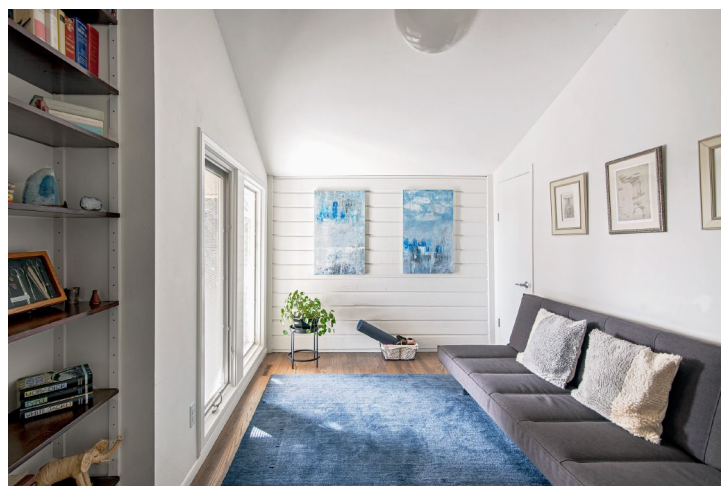
On the upper level, another rarity: Four lovely bedrooms, ALL with vaulted ceilings, 8' doors and walls of windows. The four adjoining windows in the Primary bedroom overlook the lush backyard, tall trees and gardens. This Suite is good-sized, but not huge, and what it lacks in size it makes up in function and appeal, offering two walk-in closets with built-in

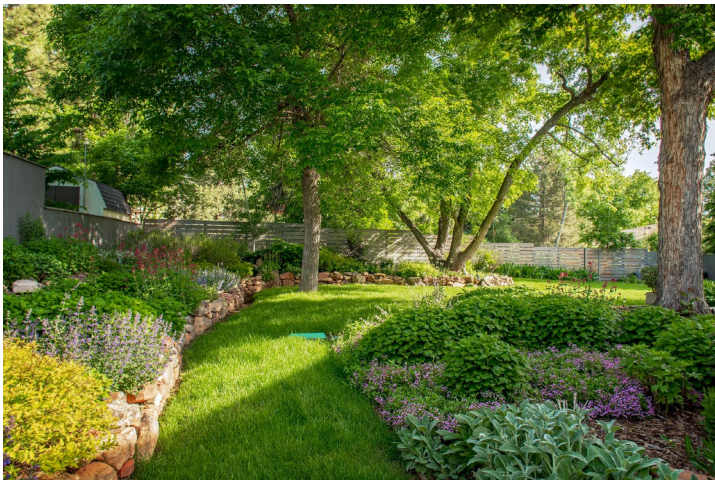
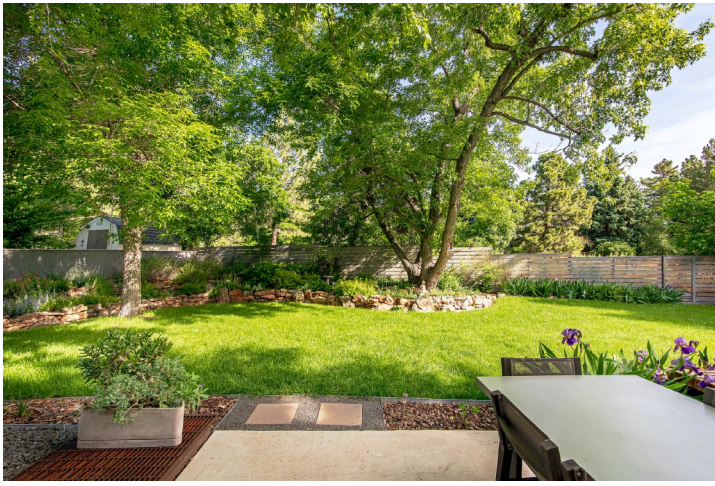
cabinetry and a modest, yet beautiful, en suite bathroom with double sinks in a modern wood vanity with white quartz top and a large walk-in shower with a corner bench and two nozzles (overhead and hand-held) clad in seamless glass and dark gray rectangular tile.

The other three bedrooms are on the opposite end of the hallway with a varied assortment of south-facing windows, one of which has a portrait shot of the iconic Flatirons. This same bedroom has another set of stacked windows that face west, partially shaded by the distinctive front porch roof overhang. One of the bedrooms is currently used as an office/study and has inset floor-to-ceiling shelves in addition to floor-to-ceiling windows. All three bedroom closets house built-in cabinetry. The three bedrooms share a gray-tiled bathroom with double sink wood vanity topped with white quartz and a tub/shower with glass enclosure. A white/glass barn door masks a surprisingly generous linen and storage closet in the hallway.

The basement is a terrific bonus space offering a versatile recreation room and a large storage closet for games or crafts. A very spacious 5th bedroom suite boasts a walk-in closet and lovely bathroom with stylish Moroccan floor tiles in hues of soft blue and brown and glass shower with pebble tile flooring and white subway tiled walls. On this level is also a handy workbench in the mechanical room and a centrally located laundry room with built-in cabinetry on two walls and side-by-side front-loading Samsung washing machine and dryer.

The new modern, steel/glass garage door on the attached two car garage only adds to the tremendous curb appeal of this alluring home. The entry from the garage is via a hallway near the kitchen that hosts a hidden pantry and inspiring coffee station that disappear behind unassuming closet doors. A discreetly located powder room and coat closet are also off this hallway. With hardwood floors on both upper levels and luxury vinyl flooring in the basement, this home has no carpet. The electrical system was upgraded and sophisticated light fixtures complement every room. As mentioned, abundant windows are one of the hallmarks of this home and nearly every room has stacked, floor-to-ceiling and/or a wall of windows, admitting incredible light and views for a truly remarkable living experience.





Set on the signature road that gently curves like a river through the Wonderland Hills neighborhood, just down the street from Charles Haertling's "Mushroom House" (cast in Woody Allen's film "Sleeper") and across the street from the original Maxwell Estate, this property is ideally located in one of the most prized neighborhoods in Boulder. Surrounded by open space and miles of walking trails, anchored around Wonderland Lake, this is a nature lover's paradise in the City. Yet, it also offers surprising convenience due to its close proximity to Lucky's Shopping Center, which hosts a beloved independent Supermarket with locally sourced produce, a Bakery with some of the best pastries, cakes and ice cream in town, a Liquor Store known for its wide selection, and a variety of delicious, casual restaurants including China Gourmet, Dagabi Cucina and Lucky's Cafe. Numerous parks, playgrounds and both public and private schools are within easy walking, biking, scootering distance, including Jarrow Montessori, Shining Mountain Waldorf, Foothills Elementary and Centennial Middle School. Boulder's downtown Pearl Street is 2 miles south and there are a myriad of pleasant ways to get there, ranging from a dedicated bike path, to the SKIP bus, a ten minute ride along nearby Broadway.

In all, this is a property that brings pleasure on every level, thoughtfully and tastefully renovated by the present owners, nurtured with love, attention and no shortage of masterfully planted shrubs and flowers. It is wondrously move-in ready for its new owners. Welcome Home!

