



Mapleton Hill is Boulder's most revered neighborhood, offering majestic architecture, mature trees, friendly neighbors and a hilltop location with astounding views of the nearby mountains. Within a few short blocks is Pearl Street, famous for blocks of award-winning restaurants and a variety of fun, curated shops. Also nearby is access to Sanitas Mountain and Settler's Rock, with acres of open space and miles of trails for hiking and biking, rocks for climbing and waterways for swimming. Skiing at Eldora? You can walk with your skis to the bus stop on Canyon Boulevard after stopping at Spruce Street Confections for your

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to-go breakfast. Visiting your local biodynamic farmer for the week's vegetables and grass fed meat? The Boulder Farmers Market on Wednesday or Saturday is just a few blocks away at Canyon and 13th. Want to borrow a book or use the Maker's Space at the Boulder Public Library? It's on the way to the Farmers Market. In other words, while living on one of the most gracious streets in town, everything that the Boulder lifestyle offers is at your doorstep. Who needs a downtown condo when you can have lock & leave luxury in this incredibly peaceful and bucolic location.

727 Pine offers a rare opportunity within this coveted neighborhood to own a magical property. What makes this lot so extraordinary? Backing up to a seasonal farmer's ditch, one can hear the sound of water and enjoy exceptional privacy because the lush gardens of the estate at 700 Highland are across the alley – the sight line goes all the way back to the north side of Highland Avenue. In addition, the property to the west is a one level home that has recently been expanded to its limit and will conceivably never have a second floor, thus the Foothills views from 727 Pine from the upper level will remain unobstructed.

The charming 2 bedroom cottage on the property has been tastefully remodeled in the past year by the current owner. He hired two architects (one local, one from Aspen Valley) to help him envision a modest future addition of 1100+ SF to double the existing size of the home. This would be accomplished by removing the non-historic addition on the back and replacing it with two levels of roughly 820 SF on each level. This would create a modern,

open floor plan on the main level, with Great Room and Kitchen facing the back patio and yard, and a Primary Suite plus two bedrooms on the upper level with views of the Flatirons. Please see renderings for current plans that were vetted with the Landmarks Staff and consult architect Jeff Borhcardt at Jazz Architecture for more details. If a larger expansion is desired, the possibilities for this nearly 9000 SF lot are numerous and include a bigger addition/expansion of the current home, digging out a 9' tall basement to create an open recreation space and more bedrooms and bathrooms and/or adding a detached studio in the yard, near the flowing water of the seasonal ditch. There is currently a 240 SF historic garage on the property, big enough for a small car.

The current 1100+ SF cottage makes for a wonderful pied-a-terre with a large backyard for entertaining, where you can enjoy the Boulder lifestyle that this location offers, while you envision your new home. Or embrace the tiny home revolution and revel in the home as it is: light-filled spaces, welcoming porches, tall ceilings and windows, oak hardwood floors, spacious kitchen with AGA enamel blue stove, clean lighting, smooth textured white walls and efficient, flush-ceiling Mitsubishi mini-splits for cooling and heating. The front porch leads to a cozy living room with a wood-burning stove that opens to the dining area with access to the kitchen and the primary bedroom, 2nd bedroom and bathroom. The 2nd bedroom does not have a closet and is therefore non-conforming, however a closet could easily be added. In the meantime, it is plenty big for a home office and bed for your visiting guest, who can access the space from a separate door from the back patio.





For the discerning Buyer, this property offers a beautiful, well-appointed cottage one can move into and enjoy today, as well as easy potential to act on the existing plans, or dream into the myriad of possibilities this incredible lot and location offers. Welcome Home!

