



4556 Apple Way

Remarkably, Orange Orchard remains one of Boulder's best kept secrets, and this home at 4556 Apple Way, located across the street from the neighborhood's private pond and open space, is a perfect spot from which to enjoy all this incredible location has to offer. Freshly painted, with new carpet, the home is bathed in light throughout the day, and offers a comfortable and flexible floorplan, with the rarity of 4 upper level bedrooms, including a spacious primary suite. The large south facing deck extends the living space year round and the expansive yard, much of it fenced, is a joy to behold.

Most of the homes in this neighborhood are on large private lots, and this one is no exception, with over half an acre of land, there is plenty of room to recreate on one's own private property, with large lawn, mature trees, both flower and vegetable gardens, sweet storage shed/playhouse and optional trampoline. The true gift of Orange Orchard is revealed from the short path across the road from the home: a pond for fishing, kayaking, ice-skating and paddleboarding that is for the exclusive use of the neighborhood's residents. The pond is surrounded by acres of private open space, with exceptional birdlife flocking to this pristine area. The HOA open space around the pond extends to a trail along the farmer's ditch, with running water in summer, which accesses miles of walking trails through public lands. In other words, one can walk out one's

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front door to access some of the most remarkable natural settings in all of Boulder. The HOA also has a recreation area for the exclusive use of its residents that includes a basketball court, playground and covered picnic area.

Entering from the welcoming front porch, the home offers a classic 4-square design, with four main floor living areas in each corner of the house, flowing seamlessly into one another around the central staircase. Some 4 square designs feel formal but in this home, the immediate feeling is one of casual comfort and ease of living, with abundant light and views of the outdoors flowing through abundant windows. The living areas on the south side of the house are the kitchen, eat-in kitchen dining area and living room. The eat-in kitchen dining area is large enough for a table that seats 6-8 with glass sliding doors to the deck and yard that extend the gathering to the outdoors. The living room feels like a sanctuary within a sanctuary, with a row of south facing windows, bringing in southern light and views to the expansive, private yard. The wood burning fireplace, set in a soothing stone hearth, comprises nearly the entire west wall of the living room, with a ledge for additional seating. The kitchen is full of light, with the proverbial window over the kitchen sink looking out at the backyard, and a new stainless steel refrigerator and dishwasher. There is a convenient door on the east wall of the kitchen leading to the attached two car garage, as well as another door leading to the yard and outdoor laundry line, so clothes can dry in the breeze. The washing machine and clothes dryer are housed in a discreet closet near both these doors. There is also a powder room and door to the basement off the eat-in dining space.

The two living areas on the north side of the home are versatile spaces that can adapt and change with priorities and lifestyle. Currently furnished as a formal dining room on the west and a music room on the east, imagine all the possible options: office, studio, playroom, den, library, gym, yoga and meditation spaces. With a wall of black framed





windows adding distinctive charm to both these rooms, they are also surprisingly light-filled, given their northern setting. The flooring on the main floor is hardwood, a red oak stained a dark walnut color. Many of the walls and baseboards are freshly painted and/or touched up.



On the upper level is a spacious primary bedroom suite with windows in 3 directions: south, west and north. The current dressing area with two wall closets, and a vanity outside the private shower and toilet room, is large enough to imagine a remodel to a more sumptuous primary bathroom. That was the intent of the current owners but they found it functional and to their liking. The other three light-filled bedrooms on this level are well-proportioned, with wall closets. They share a spacious, tiled bathroom with a tub and shower and window facing the backyard. The generous central landing is also versatile in its use. Currently furnished as a reading nook, it would be equally at home as a craft, office or homework station. The entire upper level and stairs to the upper level enjoy newly installed carpet and the walls and baseboards have been freshly painted and/or touched up.



The basement of this home was remodeled with new carpet and paint in 2025. The west end, with an egress window, serves as a great hang out space for games, media and exercise, along with serving as an overflow space for guests, with the powder room just at the top of the stairs. The east end of the basement is painted and carpeted but functions mainly for storage. With plenty of electrical wall outlets, it was once a photography dark room and hobby room, and with existing spigots for washing machine and clothes dryer, it was also once a laundry room. Additional storage is located in the unfinished portion of the basement, with walls of wooden shelves. In this unfinished space is the water heater, replaced in 2024, and the HVAC system, replaced in 2018, with the addition of a humidifier.



The 4.48 kW photovoltaic system was added in 2018, on a new roof installed in 2017, with an

electric 220 V car charger added in the garage. The attached garage is sized for two cars and storage, with a door to the backyard. With the Boulder lifestyle, a well-organized work bench, storage for gear and parking for bikes has been added. It still fits two smaller cars, but it's tight, with plenty of space in the driveway for additional parking. The exterior of the home was newly painted in 2024.

While one can enjoy the peace, privacy and open space of this rural feeling locale in Boulder, in reality, one is very close to all the amazing amenities the City offers. Walking and biking to schools, public parks, shops and restaurants is quick and easy, with access to a dedicated multi-use path on 30th, just south across Jay Road in the Palo Park neighborhood. The City of Boulder ballfields (where most soccer practice happens) is a few blocks south, along with Groundworks Art Lab, a newly-created space for ceramics, welding, print-making and much more. www.groundworksartlab.org

The neighborhood schools for Orange Orchard are Crestview Elementary, Centennial Middle School and Boulder High School and the school bus makes stops in the neighborhood. This North Boulder neighborhood is also super convenient by car to towns/cities in the northeast, like Gunbarrel, Niwot and Longmont, using the nearby Diagonal Highway. Access to central and south Boulder, and points beyond, like Denver, is also super convenient via the Foothills Expressway, with an on ramp a few blocks south. Highway 36, leading to Lyons, Estes Park, and Rocky Mountain National Park, is a few blocks west. In other words, enjoy peace, tranquility and solitude in the awe-inspiring open space of one's backyard and Orange Orchard, while also being a few short blocks to accessing all that makes living in Boulder so convenient and desirable.

