



IRES MLS # : 778104 **PRICE:** \$3,495,000
 1035 5th St, Boulder 80302
RESIDENTIAL-DETACHED **SOLD**
Locale: Boulder **County:** Boulder
Area/SubArea: 1/6
Subdivision: Flagstaff
Legal: Lot 3 Flagstaff
Website: <https://www.iresis.com/go/mls/778104>

Total SqFt All Lvl: 5026 **Basement SqFt:** 0
Total Finished SqFt: 4952 **Lower Level SqFt:** 1692
Finished SqFt w/o Bsmt: 4952 **Main Level SqFt:** 1667
Upper Level SqFt: 1667 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Detached
Garage SqFt: 600
Built: 2008 **SqFt Source:** Assessor records
New Const: No
Builder: Harrington/Stanko **Model:**
New Const Notes:

Listing Comments: Spectacular setting on .72 acre site bordering Open Space w/unobstructed Flatirons, city & plains views in a private park like setting. Unique contemporary design by NY architect Thomas Phifer, this stunning Glass House has geothermal heating/cooling, radiant in-floor heat & passive solar. 11 Ft ceilings, 15x12 Ft operable skylight on top level, etched glass walls & ground floor art gallery w/35 Ft open space to top floor. 5 minute walk to Flatirons School & Chautauqua Park. Truly one of a kind! **Broker Remarks:** A ' must contact, with day before notice required! Listing Broker must accompany all showings. No sign or lockbox. Please call Jane Stebbins at 303-819-4721 to schedule showings. Stunning views from this spectacular setting bordering Open Space. Ideal for the Buyer who looked at downtown Penthouses but values privacy.

Sold Date: 06/19/2017 **Sold Price:** \$2,800,000
Terms: CONV FIX **DOM:** 603 **DTO:** 527 **DTS:** 603
Down Pmt Assist: N
Concession Type: None
SA: Bronwyn Schuetze 303-776-3200
SO: Keller Williams 1st Realty 303-776-3200

Property Features

Style: 3 Story **Construction:** Other **Construction Roof:** Rubber/Membrane
Type: Contemporary/Modern **Outdoor Features:** Patio
Location Description: Evergreen Trees, Deciduous Trees, Native Grass, Rock Out-Croppings, Abuts Public Open Space **Views:** Foothills View, Plains View, City View **Lot Improvements:** Street Paved **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: No Basement **Heating:** Multi-zoned Heat , Radiant Heat **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Garage Door Opener, Disposal, Smoke Alarm(s) **Energy Features:** Southern Exposure, Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Walk-in Closet, Washer/Dryer Hookups, Skylights, Media Room **Master Bedroom/Bath:** 3/4 Master Bath, Luxury Features Master Bath **Fireplaces:** Gas Fireplace, Gas Logs Included, Great Room Fireplace **Disabled Accessibility:** Main Floor Bath , Stall Shower **Utilities:** Natural Gas, Electric, Cable TV Available **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied
Possession: 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional

Elementary: Flatirons
Middle/Jr.: Manhattan
High School: Boulder
School District: Bldr Valley Dist Re2
Lot SqFt: 31,450 **Approx. Acres:** 0.72
Elec: Xcel **Water:** City
Gas: Xcel **Taxes:** \$16,425/2014
PIN: **Zoning:** LRE
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 2 **Baths:** 3 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	1	0	0	0	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	25	19	Other
Bedroom 2	L	23	15	Other
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	U	24	20	Other
Family room	-	-	-	-
Great room	U	25	19	Other
Kitchen	U	21	10	Other
Laundry	L	9	7	Other
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	L	25	19	Other

LA: Jane Stebbins **Phone:** 303-449-3434 **Email:** jane@goodacreproperties.com **Fax:** 303-449-3555
LO: Goodacre & Company **Broker Phone:** 303-449-3434
TB: 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (303)573-7469
Min EM: \$150,000 **EM Recip:** Heritage Title Company **Lim Service:** N