

7097 Jay Rd., Boulder, Colorado, United States



Category: for sale

Price: \$1,750,000.00

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## Basic Facts

MLS#: 811717	Bedrooms: 3	Taxes: 4184
Acreage: 14.41	Bathrooms:	Electricity:
Total sq ft: 1,632	Garage spaces: 2	Gas: Xcel
Finished sq ft: 1,632	Built In: 1910	Water: City of Boulder
Basement sq ft: 0	Zoning:	Water Rights: Yes

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## Description:

What an opportunity: 14 acres close to town! The property is buffered on two sides by the Boulder Creek Supply Canal and enjoys views to the west and south. The existing home is a quaint and comfortable 1910 3-bed, 1-bath structure in good condition. Useful outbuildings totaling 3,700 sq ft date back to 1930. The land is irrigated and enjoys two perennial springs which are used to water the yard of hardy, native grass. 6 shares of N Boulder Farmers Ditch. The location is being built out with high-end homes and values are soaring.

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## Neighbourhood:

High School: Boulder

Middle School: Platt

Elementary School: Heatherwood

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## Features:

### Features:

- Zoning appropriate for 4+ horses
- Sprinkler system
- Plains View
- Patio
- Oversized Garage

### Inclusions:

- Refrigerator
- microwave
- Electric Range
- dishwasher

### Inclusions:

- Clothes washer and dryer
- bird houses

- Living room fireplace
- level lot
- Kitchen Island
- Foothills View
- Evergreen trees
- Enclosed Fenced Area
- Eat-In Kitchen
- Deciduous trees
- Ceiling Fans
- Backrange/snow capped