

2802 Cordry Court, Boulder, Colorado, United States



**Category:** for sale

**Price:** \$800,000.00

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### Basic Facts

MLS#: 862563

Bedrooms: 5

Taxes: \$4,052 in 2017

Acreage: 0.34

Bathrooms:

Electricity:

Total sq ft: 2,568

Garage spaces: 2

Gas:

Finished sq ft: 2,568

Built In: 1951

Water: City of Boulder

Basement sq ft: 0

Zoning:

Water Rights: No

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### Description:

Investment opportunity close to downtown and CU. Two bedrooms have their own entrances. Central AC and a recent sewer line replacement. 2-car garage with a loft above. Continue as a profitable rental or remodel to a single-family residence on a huge lot that spans Boulder Creek in the heart of town.

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### Neighbourhood:

High School: Boulder

Middle School: Manhattan

Elementary School: Creekside

## Features:

### Features:

- Wooded lot
- Wood floors
- Southern Exposure
- Skylights
- Patio
- Partially fenced
- Loft
- level lot
- Forced Air Heating
- Central Air Conditioning
- Ceiling Fans
- Bay Window
- Abuts stream / creek / river

### Inclusions:

- Window Coverings
- Washer/Dryer
- Refrigerator
- Gas Range/Oven
- dishwasher