

2019



THE BOULDER NEIGHBORHOOD GUIDE

PRESENTED BY NEIL KEARNEY

Overview

City of Boulder:

Population: 105,112

Area - 25.5 square miles

Founded - 1858

Altitude - 5,430 feet

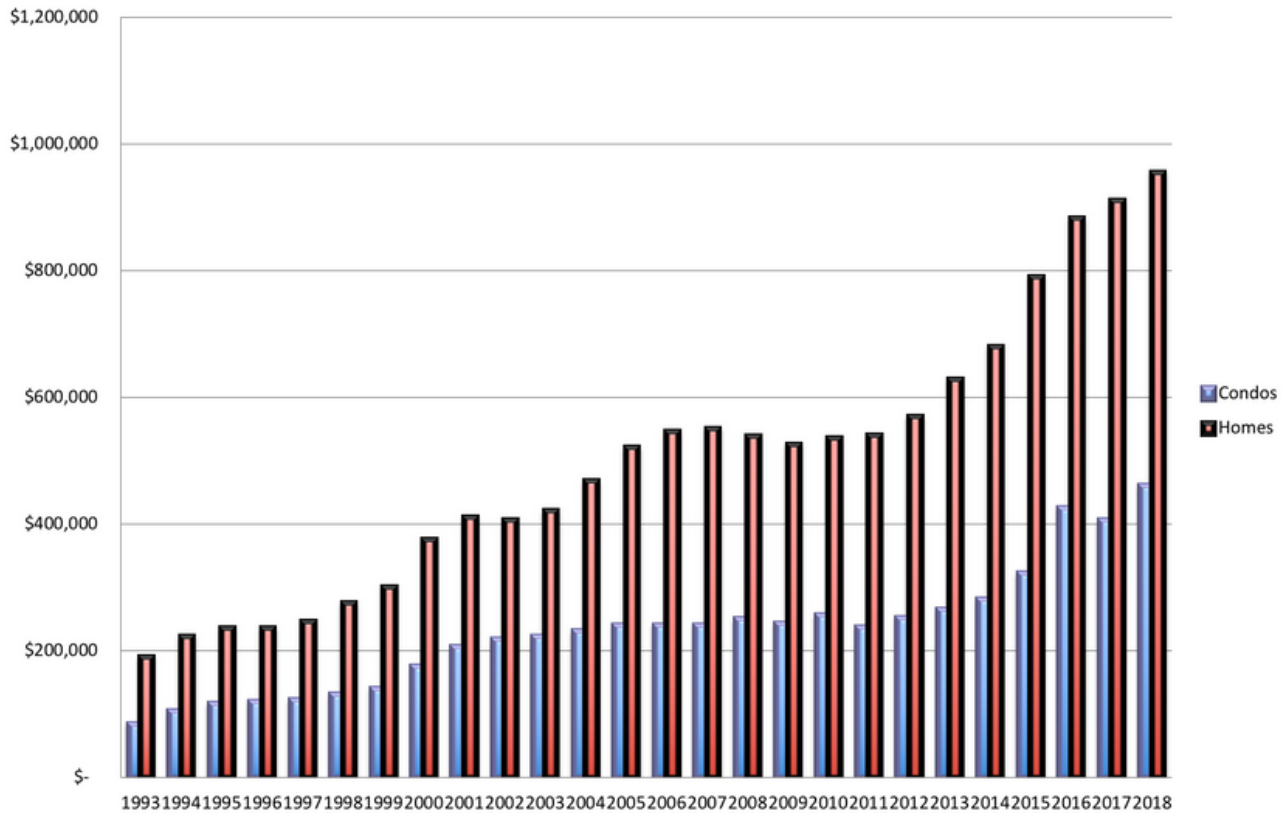
Medium Household Income - \$57,428

Major Industries - University of Colorado, Science and Research, High Tech, Renewable Energy, Bio Technology.

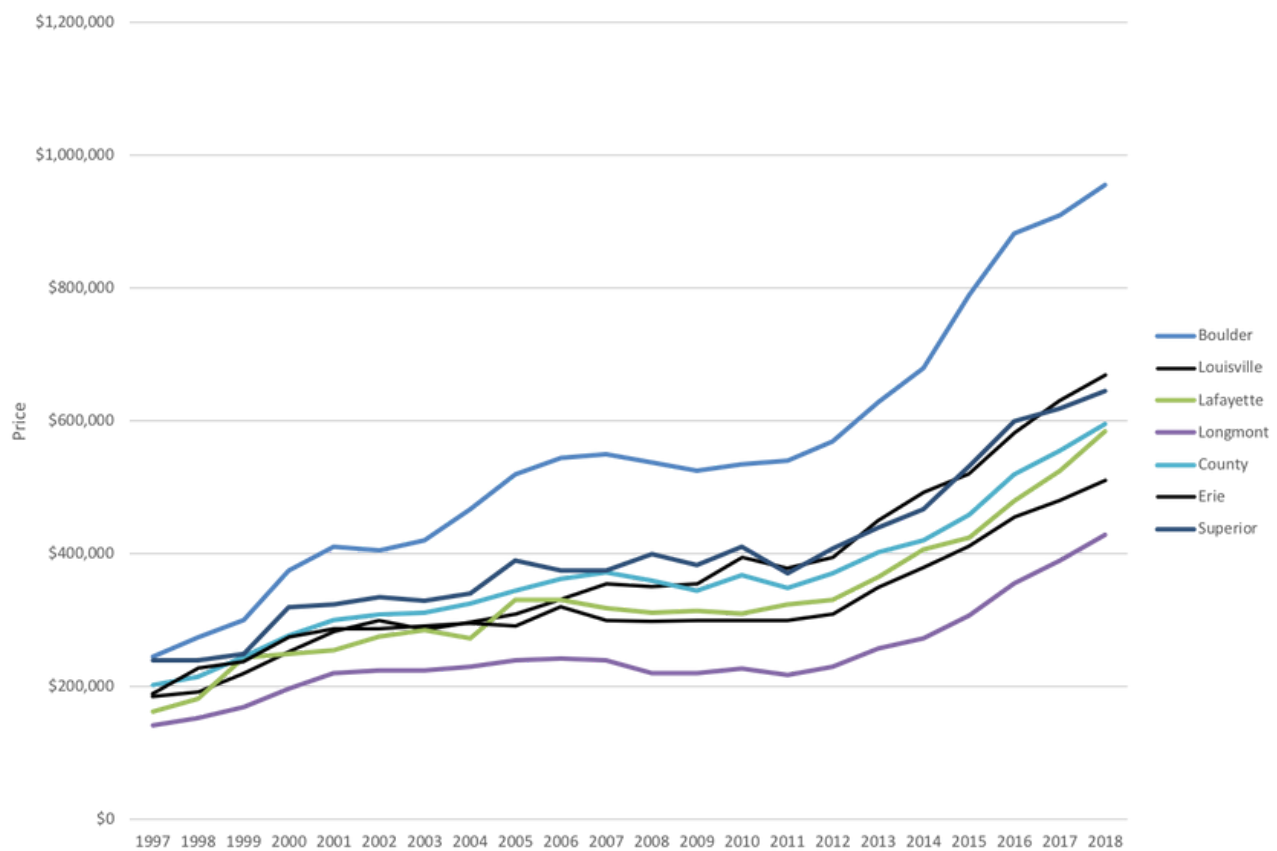
Recent National Honors and Accolades:

- Most Recession-recovered Small Cities (#12) - *Wallethub*, January 2017
- Brain-Concentrated Metro Areas (#1) - *Bloomberg*, December 2016
- America's Craft Beer Capitals (#2) - *Forbes*, November 2016
- The Best College Towns to Live in (#2) - *SmartAssest*, September 2016
- The Healthiest Cities in America (#1) - *Niche*, August 2016
- The Best Cities for Entrepreneurs (#1) - *Livability*, July 2016
- The Best Cities for New College Grads (#7) - *Zumper*, May 2016
- The Most Walkable Cities in Colorado (#2) - *Walkscore*, May 2016
- The Best Places to Live in Colorado - *Livability*, May 2016
- The Best Green Cities for Families (#6) - *SmartAssest*, April 2016
- The Best Places for STEM College Graduates (#3) - *NerdWallet*, April 2016
- Most Educated Metro Areas in the Nation (#2) - *ValuePenguin*, March 2016
- The Best Communities for Physical Well-Being (#1) - *Gallup-Healthways Well Being Index*, February 2016
- The 10 Most Active Cities in U.S. (#1) - *trulia*, February 2016
- The 10 Fastest Growing Startup Business Cities in U.S. (#5) - *Mattermark*, January 2016
- The Seven Best Cities to Launch a Startup in 2016 (#4) - *Small Business Trends*, Nov. 15
- The Best Cities for Outdoor Recreation Enthusiasts (#1) - *Storage*, November 2015
- The Top 10 Metro Areas for Female Entrepreneurship (#1) - *Fast Company*, October 2015
- The Best College Towns to Live in (#3) - *SmartAsset*, October 2015
- Great Places in America: Public Spaces (Pearl Street Mall) - *American Planning Association (APA)*, October 2015
- 10 Best Cities for Millennial Entrepreneurs (#3) - *Thumbtack*, September 2015
- The 100 Best Places to Live (#5) - *Livability*, September 2015
- Top 10 Places to Do Business (#3) - *Business Review USA*, August 2015
- Top 10 Cities in the U.S. for Small Business Friendliness (#9) - *Thumbtack*, August 2015
- Healthiest City in Colorado - *USA Today*, August 2015
- The Best Places in the U.S. for Physicians and Surgeons (#14) - *GoodCall*, June 2015
- The Best Housing Markets for Growth and Stability (#1) - *SmartAsset*, July 2015
- The Country's Best July 4 Celebrations (#4) - *Travel + Leisure*, June 2015
- The Most Fitness-Friendly Cities in America (#1) - *Huffpost Healthy Living*, July 2015

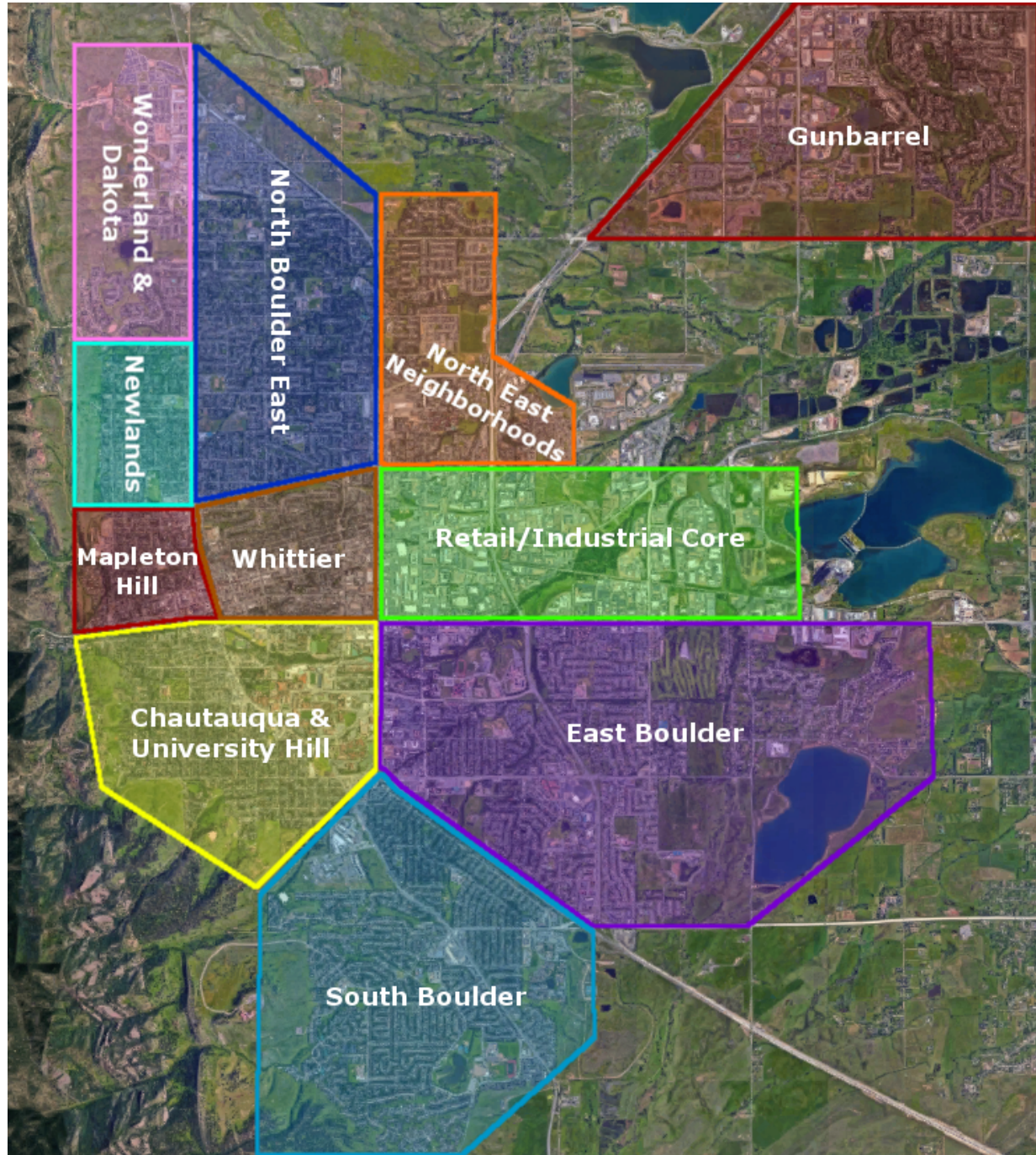
Median Sales Prices - City of Boulder



Comparison of Median Prices Single Family Homes

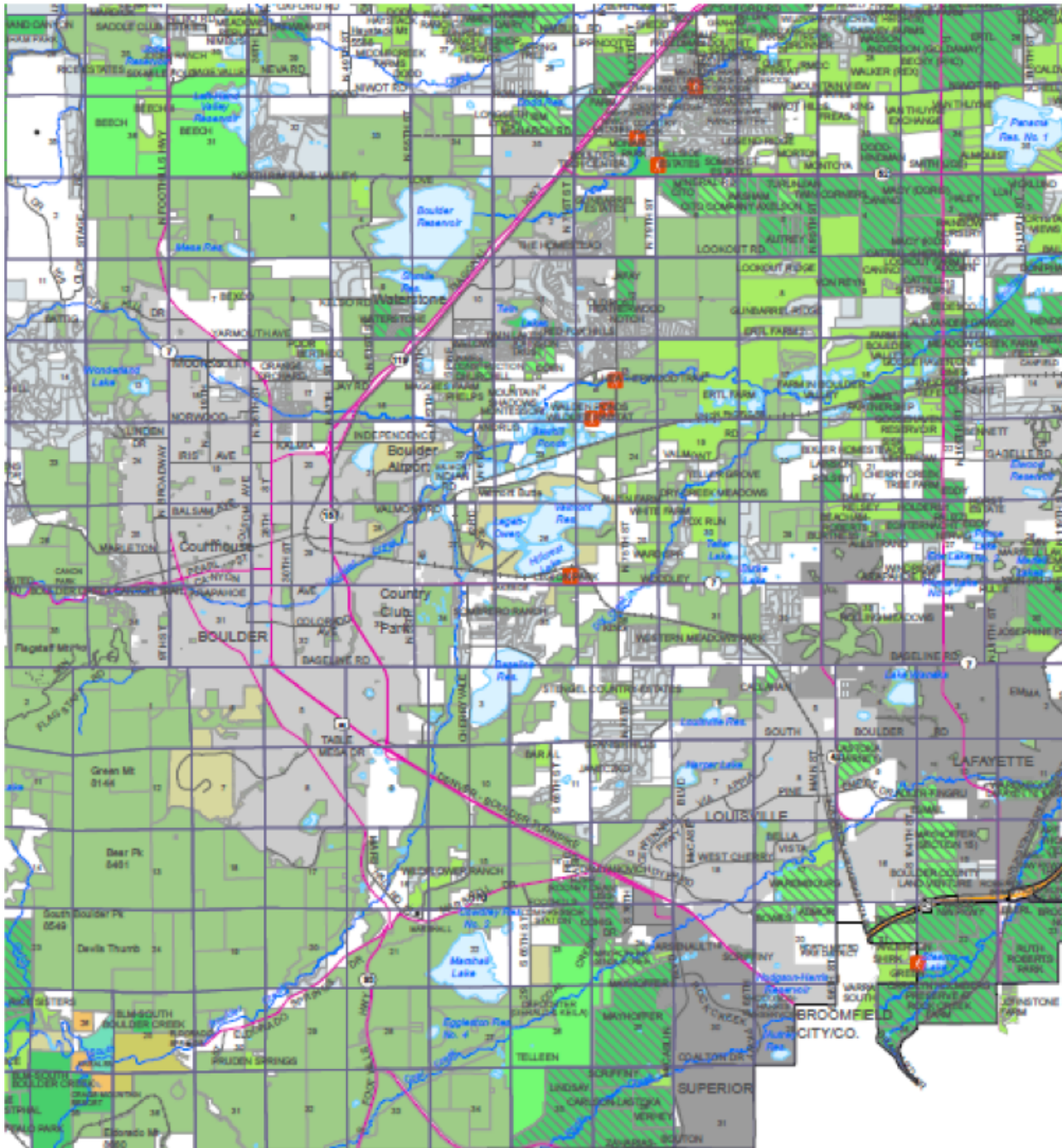


Boulder Neighborhoods



It is recognized that Boulder is a great place to live but the neighborhoods in Boulder are a bit hard to characterize. Boulder was developed over time in a piece-meal fashion. The result is that many of the neighborhoods are only a few hundred homes in size. It is common to have two adjacent neighborhoods developed at different times and have completely different price ranges. While this report is not comprehensive, it will give the reader valuable information from which to start understanding the real estate market in Boulder. I have arbitrarily split up Boulder into 11 different segments. I will highlight the major neighborhoods in each area.

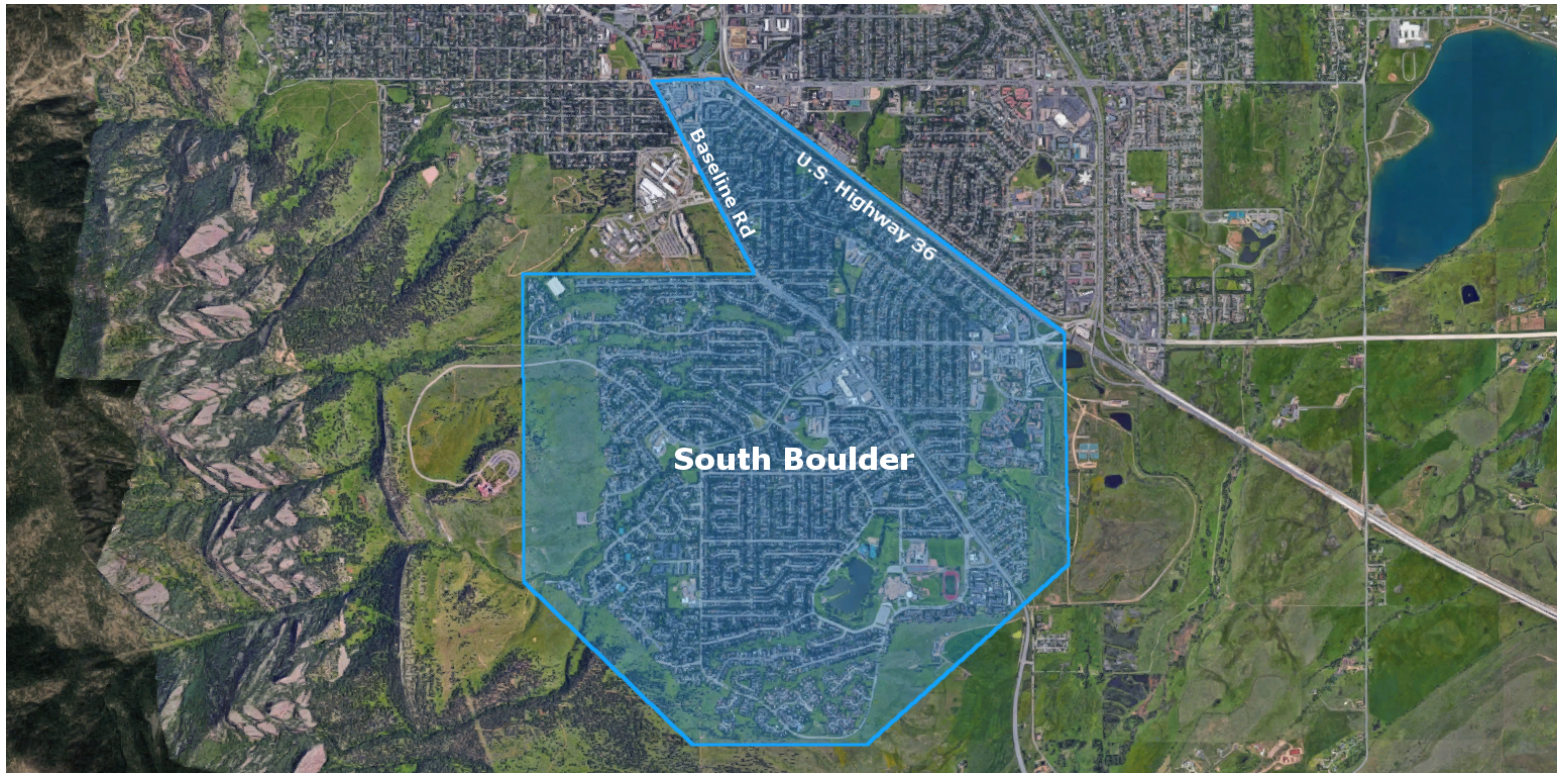
Open Space A Defining Factor



In the map above all shades of green are public open space. Currently the City and County of Boulder own approximately 43,000 acres of open lands. This land is preserved and cannot be developed. As you drive throughout the county notice the open land, most of it is publicly owned. Even many of the farms have sold their development rights. This policy has not only improved the quality of life (no sprawl) but it has made the land which can be developed more valuable.

These initiatives began in the 1960's when the population in Boulder County was around 160,000, now it is near 300,000. Due to lack of land and supply, demand forces, most of the recent development has taken place east of Boulder where the housing stock is more affordable and land more abundant. This trend has made real estate within Boulder more expensive.

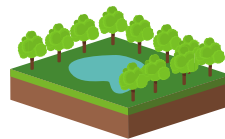
South Boulder



Overview: South Boulder or SoBo is a little different than many of the central and North Boulder neighborhoods. This area was built out during Boulder's high growth period of the 1960's and 1970's. South Boulder includes two very large neighborhoods, Table Mesa and Martin Acres. These homes were not custom homes and as you drive around you will see ranch style homes along with many multi-level homes. People like to live here because of the proximity to hiking trails, good schools and a bit of a better value than you can find in North Boulder. There are many homes that have been remodeled and you will find some beautiful homes and quiet streets in South Boulder.



\$735,000 Median Price
211 Sales in last year



South Boulder Rec Center,
Harlow Platts Park, Various
Hiking Trailheads



Table Mesa, Martin Acres, Devil's
Thumb, Shanahan Ridge



Elementary – Bear Creek, Mesa
Middle – Southern Hills, Summit
High School – Fairview



Table Mesa Shopping Center

Here Are A Few Sales From Last Year In South Boulder

Low End Single Family Home



Address: 1246 Aikins Way

Sold Price: \$599,900

Square Footage: 969

Year Built: 1965

Taxes in 2017: \$3,547

Lot Size: 7,405 sq. ft.

Description: This home is small and doesn't have a basement like so many others in South Boulder. It fronts Broadway which is a very busy four lane road. The house has had very few updates over the years.

Mid-Range Single Family Home



Address: 2905 Dartmouth

Sold Price: \$735,000

Square Footage: 2,724 incl bsmt.

Year Built: 1957

Taxes in 2017: \$4,324

Lot Size: 7,683 sq. ft.

Description: This home is \$135,000 more than the one above for the following reasons: on a quiet street, recent updates in the kitchen, bathrooms and freshly finished hardwood floors throughout the main level, recently finished basement.

High End Single Family Home



Address: 1820 Deer Valley

Sold Price: \$2,750,000

Square Footage: 4,519 incl bsmt.

Year Built: 2000

Taxes in 2017: \$15,191

Lot Size: 14,451sq. ft.

Description: This was the second highest sale in the South Boulder area last year. The other was a house on a prime lot that is slated to be demolished. This home backs directly to the mountainside and has good views. The finishes are not brand new but they are of high quality.

Mid-Range Condo or Townhome



Address: 3135 Redstone

Sold Price: \$507,000

Square Footage: 1,064

Year Built: 1978

Taxes in 2017: \$2,973

HOA Fee: 297 / mo.

Description: Two bedroom, two bathroom condo in extreme SW Boulder. Great location near trails and open space. The condo has electric heat and hasn't had many upgrades. There is a detached one car garage. There were 55 sales of condo's and townhomes in South Boulder last year, this one is priced right in the middle.

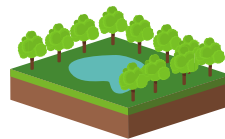
East Boulder



Overview: East Boulder is a residential area with a good mix of moderately priced homes, condominiums and some larger homes. There are both rentals (mostly as you get closer to the University) and owner occupied homes in this area. As you move east towards Baseline Reservoir you move beyond city limits and the homes and neighborhoods become more rural in nature. Some residents who work in Denver appreciate the easy access to Denver via Hwy. 36.



\$580,000 Median Price
239 Sales in last year



East Boulder Rec Center, East Boulder open space and trail.



Keewaydin, Park East, Frasier Meadows, Arapahoe Ridge, Country Club Park, Greenbelt Meadows



Elementary -Eisenhower, Douglass, High Peaks
Middle - Manhattan
High School - Fairview



Meadows Shopping Center

Here Are A Few Sales From Last Year In East Boulder

Low End Single Family Home



Address: 730 36th
Square Footage: 1,026
Taxes in 2017: \$2,884

Sold Price: \$480,000
Year Built: 1961
Lot Size: 7,006 sq. ft.

Description: This small home in Baseline Subdivision was an estate and sold in as-is condition. Definitely a fixer-upper and needed much work to bring it up to the neighborhood standard. Homes in that neighborhood are more typically in the high \$500's and low \$600's for a house in average shape.

Mid-Range Single Family Home



Address: 76 Mineola
Square Footage: 2,304 incl bsmt.
Taxes in 2017: \$4,013

Sold Price: \$740,000
Year Built: 1989
Lot Size: 3,546 sq. ft.

Description: The homes in this neighborhood are newer than most others in East Boulder. The lots are very small and the houses tend to be smaller and spread over three floors. This particular home showed very well with a remodeled kitchen, baths, hardwood floors etc.

High End Single Family Home



Address: 6121 Songbird Cir.
Square Footage: 4,708 incl bsmt.
Taxes in 2017: \$8,048

Sold Price: \$2,079,000
Year Built: 1986
Lot Size: 15,165 sq. ft.

Description: This home is in far east Boulder in The Reserve subdivision (aka. Sombrero Ranch). The house has been recently updated with very high quality finishes. The HOA includes a neighborhood pool and large lots.

Mid-Range Condo or Townhome



Address: 1170 Monroe #D
Square Footage: 968
Taxes in 2017: \$4,585

Sold Price: \$399,000
Year Built: 1977
HOA Fee: 215 / mo.

Description: There were 123 sales of condos and townhomes in East Boulder during 2018. The median price was around \$400,000. This is close enough to campus to have many students living in condos in this section of town. This condo is a two bedroom, one bathroom with moderate updates.

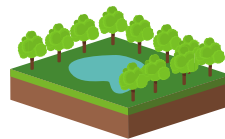
Chautauqua/ University Hill



Overview: The area located from Broadway to the mountains and between downtown Boulder and the National Institute of Standards and Technology can be broadly characterized as University Hill (North of Baseline) and Chautauqua (South of Baseline). The homes in this area tend to be older (1930's - 1960's). Some of the area is characterized by CU student rentals and others are very high end. The rule of thumb is that the closer you get to the mountains the fewer students you will find and the nicer the homes you will find. Proximity to the mountains and hiking trails is a big draw.



\$1,187,000 Median Price
98 Sales in last year



Chautauqua Park, Boulder
Mountain Parks, Flagstaff
Mountain, Beech Park



University Hill, Chautauqua, Rose
Hill and many smaller older
subdivisions



Elementary - University Hill,
Flatirons

Middle - Manhattan

High School - Boulder High,
New Vista



Basemar Shopping Center, The
Hill

Here Are A Few Sales From Last Year In Chautauqua & University Hill

Low End Single Family Home



Address: 703 15th
Square Footage: 1566
Taxes in 2017: \$4,087

Sold Price: \$650,000
Year Built: 1924
Lot Size: 5,955 sq. ft.

Description: This home located at the corner of 15th and Baseline and had been a student rental for years. Therefore it was in rough shape and not updated. But the 1924 bones were good. It had multiple offers and sold very quickly \$50,000 above the asking price.

Mid-Range Single Family Home



Address: 830 Grant Pl.
Square Footage: 3,258 incl bsmt.
Taxes in 2017: \$8,627

Sold Price: \$1,392,150
Year Built: 1926
Lot Size: 6,098 sq. ft.

Description: This home is located just 1 block from Chautauqua Park. It has been updated but the floor plan was a bit unconventional. Notice the age of the homes in this neighborhood and that the median price for homes sold last year is near \$1.4 million.

High End Single Family Home



Address: 655 12th
Square Footage: 7,379 incl bsmt.
Taxes in 2017: \$13,147

Sold Price: \$4,300,000
Year Built: 1908
Lot Size: 19,885 sq. ft.

Description: This historic home is located on nearly a half acre and boasts detailed craftsmanship from the early 1900's that has been updated in just the right places. There were 22 homes in this neighborhood that sold for over \$2,000,000 last year.

Mid-Range Condo or Townhome



Address: 2141 Baseline #19
Square Footage: 1,154
Taxes in 2017: \$2,177

Sold Price: \$423,000
Year Built: 1973
HOA Fee: \$350 / mo.

Description: There were just 14 attached dwelling sales in the Chautauqua / University Hill area in 2018. This condo is a two bedroom condo just across from campus. Most likely purchased for a student to live in while going to school.

Mapleton Hill



Overview: The Mapleton Hill neighborhood is one of the most desirable neighborhoods in Boulder. This is a historic neighborhood and many of the homes are over 100 years old. The prices are quite high on a square footage basis and many of the houses are quite large. This is where the original mining mavers lived when Boulder was settled. Besides the victorian architecture, two of the major attractions to living in this area are the walkability to the downtown shopping district (Pearl Street Mall) and easy access to Mt. Sanitas hiking trail.



\$1,098,000 Median Price
54 Sales in last year



Mt. Sanitas, Boulder Creek Path



Mapleton Hill



Elementary - Whittier

Middle - Casey

High School - Boulder High



Proximity to Downtown Boulder
and Pearl Street Mall

Here Are A Few Sales From Last Year In Mapleton Hill

Low End Single Family Home



Address: 2515 7th
Square Footage: 834
Taxes in 2017: \$3,680

Sold Price: \$675,000
Year Built: 1922
Lot Size: 2,583sq. ft.

Description: A cute little 1 bedroom bungalow in a good location! The house is on a small lot and the finishes have not been updated. The size and price compares to many condos in the neighborhood.

Mid-Range Single Family Home



Address: 630 Pine Street
Square Footage: 2,494 incl bsmt.
Taxes in 2017: \$7,189

Sold Price: \$2,050,000
Year Built: 1929
Lot Size: 5,369 sq. ft.

Description: This home is in the heart of Mapleton Hill. Not a large home, but it is well done, and is very light and bright inside. Just above \$2 million represents the median price for single family homes in the neighborhood.

High End Single Family Home



Address: 702 Pine Street
Square Footage: 4,933 incl bsmt.
Taxes in 2017: \$14,824

Sold Price: \$5,200,000
Year Built: 1904
Lot Size: 12,352 sq. ft.

Description: This home was built in 1904 but had just been completely remodeled with the highest quality modern finishes from the studs in just before sale. There were 12 sales (out of 24) of single family homes over \$2 million.

Mid-Range Condo or Townhome



Address: 824 Walnut #C
Square Footage: 1,004
Taxes in 2017: \$3,729

Sold Price: \$507,000
Year Built: 1986
HOA Fee: \$350 / mo.

Description: There were 33 sales of condos and townhomes in the Mapleton Hill area, most of these would be considered "downtown". This one is a well updated two bedroom, two bath condo within an easy walk to the Pearl Street Mall. The highest sale of a condo in this area was \$5.5 million for a 5,200 sq. ft. penthouse condo.

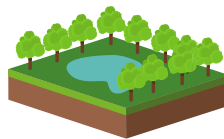
Whittier



Overview: The Whittier neighborhood is a quaint and charming neighborhood east of Broadway but within an easy walk to the Pearl Street Mall. The houses are historic and many are Victorian in style. The houses are on average not as large as the Mapleton Hill neighborhood but are of the same era. There are some gems and amazing view lots in this area with homes that compare favorably to any in Boulder. The small victorian homes in this area were the laborer's homes when Boulder was a mining supply town.



\$782,500 Median Price
115 Sales in last year



Many small pocket parks



Whittier



Elementary - Whittier
Middle - Casey
High School - Boulder High



In the heart of Boulder,
Downtown Boulder, Pearl Street
Mall

Here Are A Few Sales From Last Year In Whittier

Low End Single Family Home



Address: 2430 Pine Street

Sold Price: \$625,000

Square Footage: 884

Year Built: 1940

Taxes in 2017: \$3,350

Lot Size: 3,592 sq. ft.

Description: This small two-bedroom home on a small lot is a fixer-upper in a good, downtown location. Pine Street is the main thoroughfare through the neighborhood.

Mid-Range Single Family Home



Address: 1628 Spruce

Sold Price: \$1,300,000

Square Footage: 1,274

Year Built: 1898

Taxes in 2017: \$3,934

Lot Size: 4,087 sq. ft.

Description: This home was advertised as a "jewell box". Small but very attractive and well done on the inside. Just a few blocks from the Pearl Street Mall.

High End Single Family Home



Address: 1676 Sunset

Sold Price: \$4,800,000

Square Footage: 6,790 incl bsmt.

Year Built: 2007

Taxes in 2017: \$24,203

Lot Size: 15,974 sq. ft.

Description: This is a beautiful modern home with great style, good views and three levels of luxury living. Located on a quiet street where many of the old homes have been torn down and new large homes have been built to take advantage of location and views. 7 of the 47 sales in this area went for \$2 million or more.

Mid-Range Condo or Townhome



Address: 1850 Folsom #307

Sold Price: \$493,000

Square Footage: 1,357

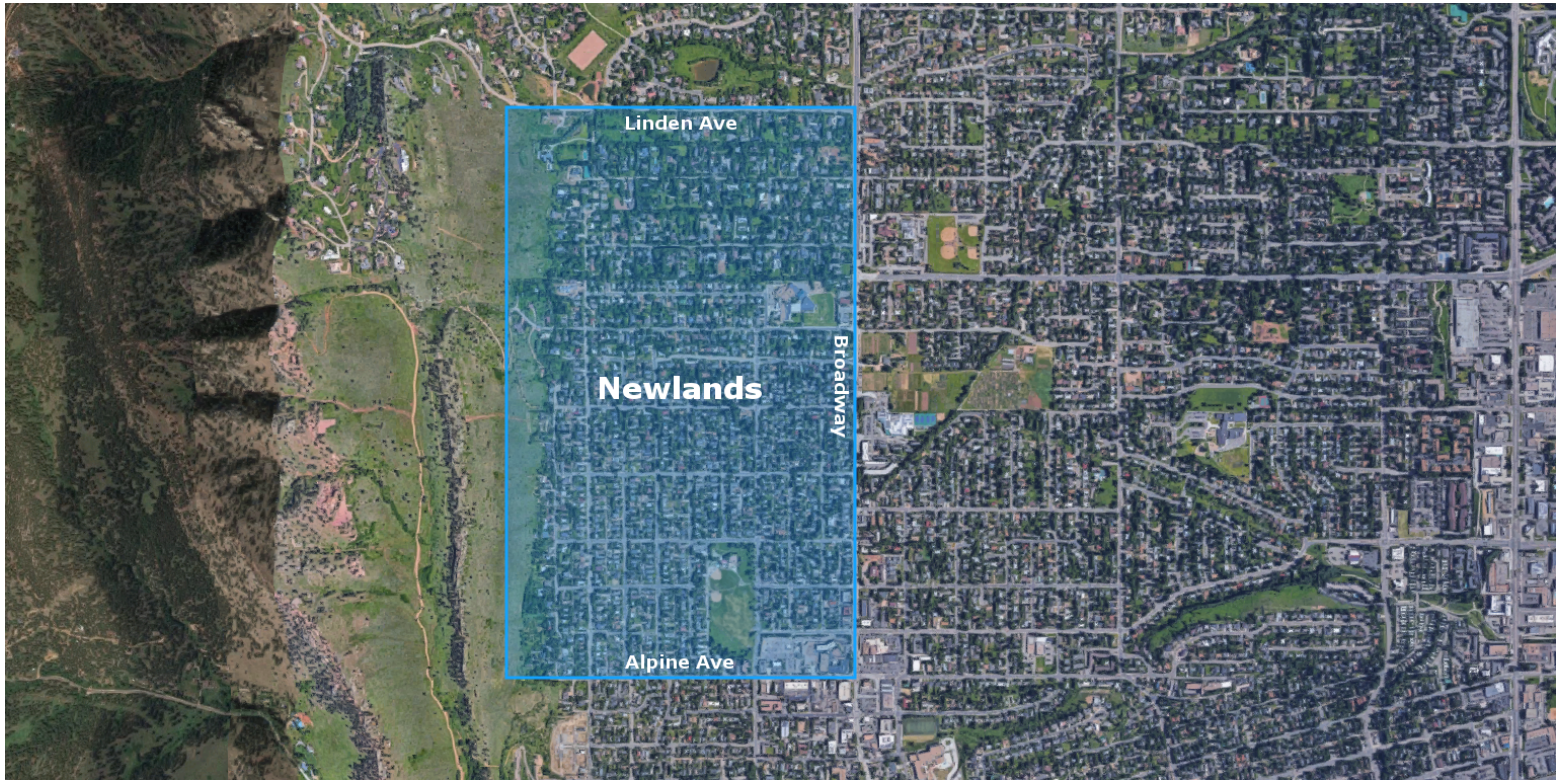
Year Built: 1971

Taxes in 2017: \$2,268

HOA Fee: \$493 / mo.

Description: There were 68 sales of condos in the Whittier neighborhood last year. This condo had some upgrades in the kitchen but still showed its age. This relatively large two bedroom condo was a good deal on a price per square foot basis.

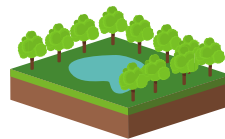
Newlands



Overview: This is one of the more popular neighborhoods in Boulder. The neighborhood has been transformed from one filled with small bungalows to one with large, new homes over the past twenty years. The neighborhood has a great location and the homes have lots of character. The area is made up of mostly single family homes. The hub of the neighborhood is North Boulder Park but residents also love the proximity to the shopping and restaurants at Balsam and Broadway including Ideal Market. Mt. Sanitas to the west is a popular trail and a great workout.



\$1,550,000 Median Price
60 Sales in last year



North Boulder Park, Mount
Sanitas, North Boulder Rec



Newlands



Elementary - Flatirons
Middle - Casey
High School - Boulder High



Ideal Market, Pearl St Mall

Here Are A Few Sales From Last Year In Newlands

Low End Single Family Home



Address: 3115 Broadway Sold Price: \$680,000
Square Footage: 1,474 incl. bsmt. Year Built: 1921
Taxes in 2017: \$4,145 Lot Size: 6,263 sq. ft.
Description: A small bungalow right on Broadway which is a very busy street. Price reflects traffic noise. It seemed to be in good shape but it hasn't been recently updated.

Mid-Range Single Family Home



Address: 3131 6th Sold Price: \$1,600,000
Square Footage: 2,604 Year Built: 1951
Taxes in 2017: \$6,891 Lot Size: 6,328 sq. ft.
Description: Nice, not "too big" home just above North Boulder Park. Very nice upgrades and a good location. Four bedrooms, big front porch.

High End Single Family Home



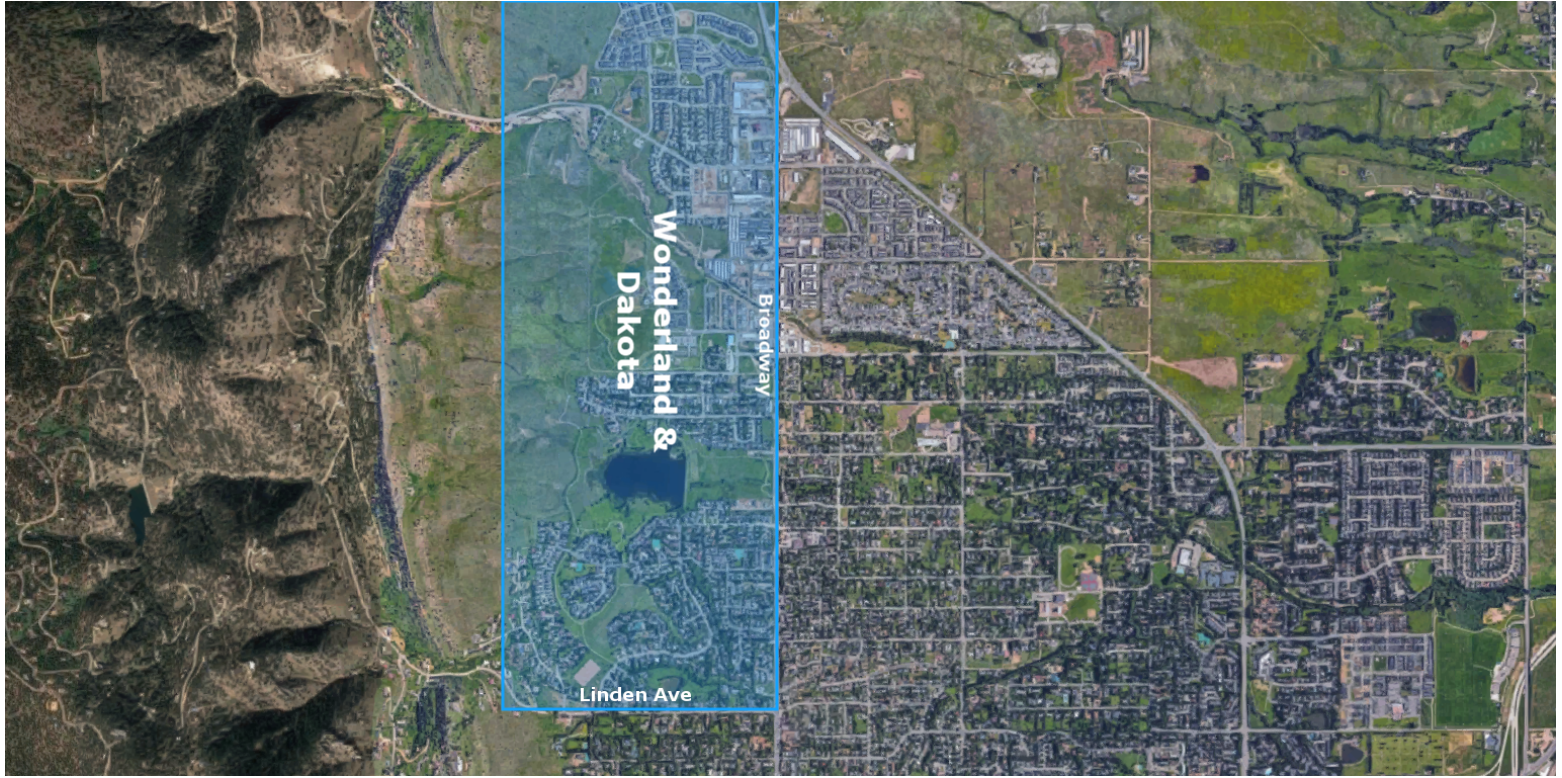
Address: 1011 Juniper Avenue Sold Price: \$4,100,000
Square Footage: 6,507 incl bsmt. Year Built: 2005
Taxes in 2017: \$18,615 Lot Size: 22,776 sq. ft.
Description: Located on a street with large lots and very expensive homes. This home sold prior to going on the MLS. Large lot, preferred location and luxury finishes. 21 of the 52 sales in the Newlands neighborhood went for \$2 million or more last year.

Mid-Range Condo or Townhome



Address: 3115 Broadway Sold Price: \$553,000
Square Footage: 857 Year Built: 2008
Taxes in 2017: \$3,262 HOA Fee: \$325 / mo.
Description: There were just eight condo sales in the Newlands neighborhood and those were all right on Broadway. This condo is a relatively new build compared to others in Boulder. It was clean and updated with nice hardwood floors.

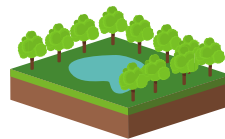
Wonderland Hill



Overview: This area is located in the far Northwest Corner of Boulder. Wonderland Hill was developed in the 1970's and 1980's and Dakota Ridge/ Northbriar Estates was developed in the 2000's. This entire area is flanked to the west by open space and a wonderful trail that extends to Boulder Valley Ranch and Boulder Reservoir. There is a wonderful little village of restaurants along Broadway that includes the popular Amante Coffee Shop which is a starting point for many bike rides.



\$955,000 Median Price
80 Sales in last year



Access to trail system in western Boulder, Foothills Community Park, Wonderland Lake



Wonderland Hill, Northbriar Estates, Dakota Ridge



Elementary – Crestview
Middle – Centennial
High School – Boulder High



NOBO – Many restaurants, coffee shops, bike stores, etc.

Here Are A Few Sales From Last Year In Wonderland Hill/Dakota Ridge

Low End Single Family Home



Address: 755 Cottage Lane

Sold Price: \$699,900

Square Footage: 1,096

Year Built: 1983

Taxes in 2017: \$3,098

Lot Size: 1,405 sq. ft.

Description: Small home on a small lot right near Wonderland Lake (pond). This home backs directly to the open space but hasn't had many recent updates. Well maintained.

Mid-Range Single Family Home



Address: 300 Oakwood Place

Sold Price: \$1,215,000/1,500

Square Footage: 2,748 incl bsmt.

Year Built: 1984

Taxes in 2017: \$5,181

Lot Size: 6,730 sq. ft.

Description: This home is in Wonderland Hill. It backs to HOA open space and has moderate updates. It has a legal ADU (Accessory Dwelling Unit) in the basement which adds to the value. A more updated home on the same street sold for \$1.35 million last year.

High End Single Family Home



Address: 1095 Redwood Ave.

Sold Price: \$2,615,317

Square Footage: 4,826 incl bsmt.

Year Built: 2016

Taxes in 2017: \$11,800

Lot Size: 8,292 sq. ft.

Description: Near new modern home backing to Wonderland Lake Open Space. This near new home has all of the high end finishes you would expect. In this neighborhood there were 31 homes sold in this area over \$1 million and three sold for more than \$2 million. There were 47 total sales.

Mid-Range Condo or Townhome



Address: 4015 Wonderland Hill

Sold Price: \$670,000

Square Footage: 1,688

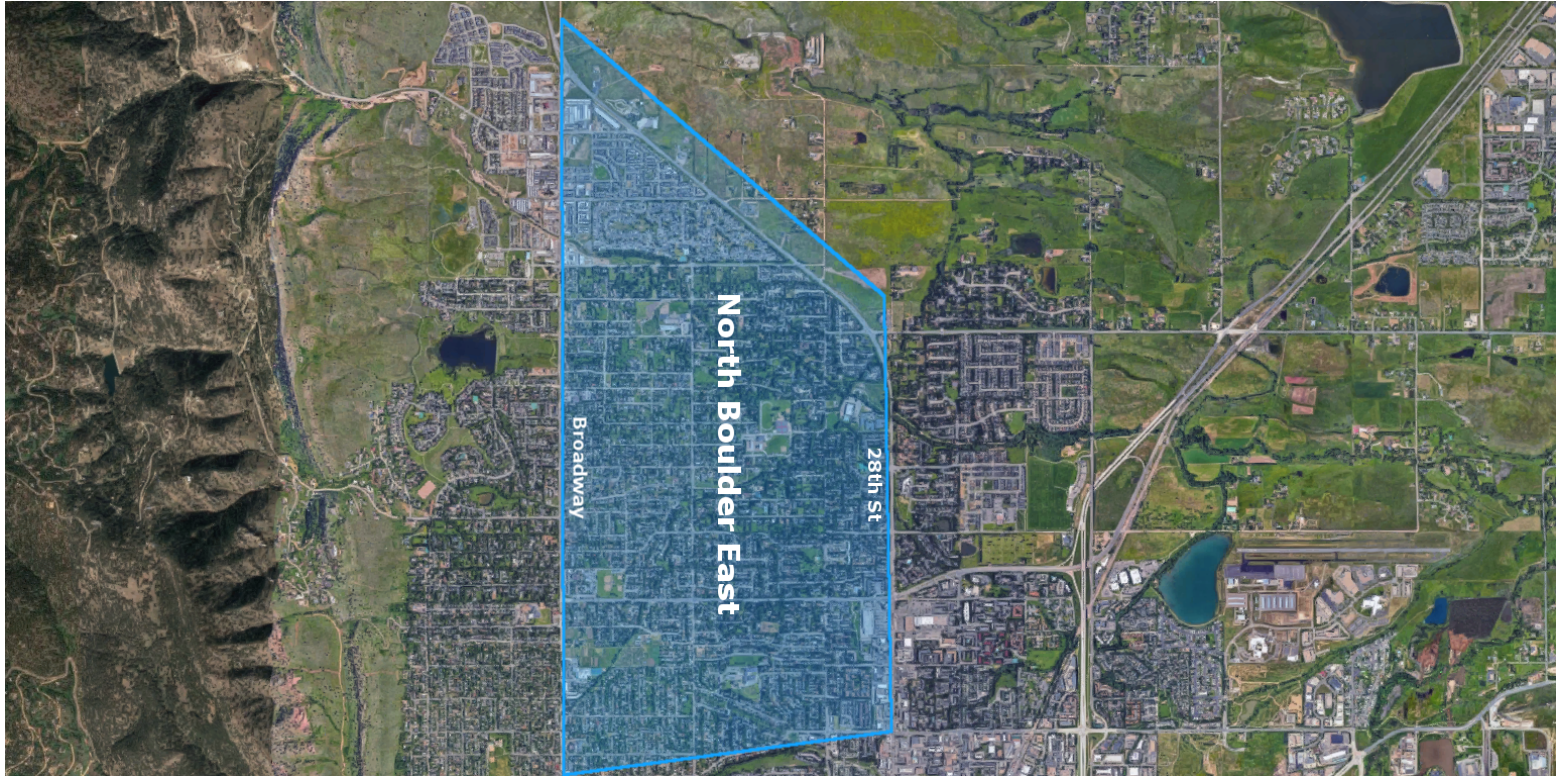
Year Built: 1977

Taxes in 2017: \$3,434

HOA Fee: \$280 / mo.

Description: There were 31 condo sales in the Wonderland/ Dakota area in 2018. This unit is a townhome with a yard, a basement and was well updated and remodeled.

North Boulder East



Overview: This area is characterized by many smaller neighborhoods with a wide variety of housing styles and ages. Generally these homes were built in the 1950's - 1970's and were originally ranch style homes with fairly large lots. There have been many homes in this area that are being added to and remodeled. Many "pop tops". It's a doable walk or an easy bike ride to downtown from anywhere in this section of town.



\$776,750 Median Price
176 Sales in last year



North Boulder Recreation Center



Columbine, Green Meadows,
Kalmia Meadows, Winding Trail
Village



Elementary - Columbine
Middle - Centennial/ Casey
High School - Boulder High



Easy Access to 28th St shopping
corridor

Here Are A Few Sales From Last Year In North Boulder East

Low End Single Family Home



Address: 1630 Lombardy Drive Sold Price: \$630,000

Square Footage: 1,638

Year Built: 1964

Taxes in 2017: \$3,571

Lot Size: 6,788 sq. ft.

Description: This home was definitely a fixer-upper. It had many original finishes and an unfinished basement. It has a good location and is away from traffic noise. 59 of the 113 sales in this area sold for less than \$1 million.

Mid-Range Single Family Home



Address: 2235 Nicholl Street

Sold Price: \$935,000

Square Footage: 1,435

Year Built: 1961

Taxes in 2017: \$3,810

Lot Size: 8,500 sq. ft.

Description: This home is a well updated home on a quiet street within walking distance to the Pearl Street Mall. This home sold for \$36,000 over asking price in November of 2018.

High End Single Family Home



Address: 2015 Orchard Avenue Sold Price: \$3,150,000

Square Footage: 7,204 incl bsmt. Year Built: 2018

Taxes in 2017: \$11,236

Lot Size: 18,834 sq. ft.

Description: This is a brand new, large home with a modern, farmhouse feel and very high end finishes. It has a heated outdoor pool with a pool house. 60 of the 113 homes sold for more than \$1 million and 14 homes sold for more than \$2 million in this neighborhood.

Mid-Range Condo or Townhome



Address: 3525 28th #102

Sold Price: \$315,000

Square Footage: 756

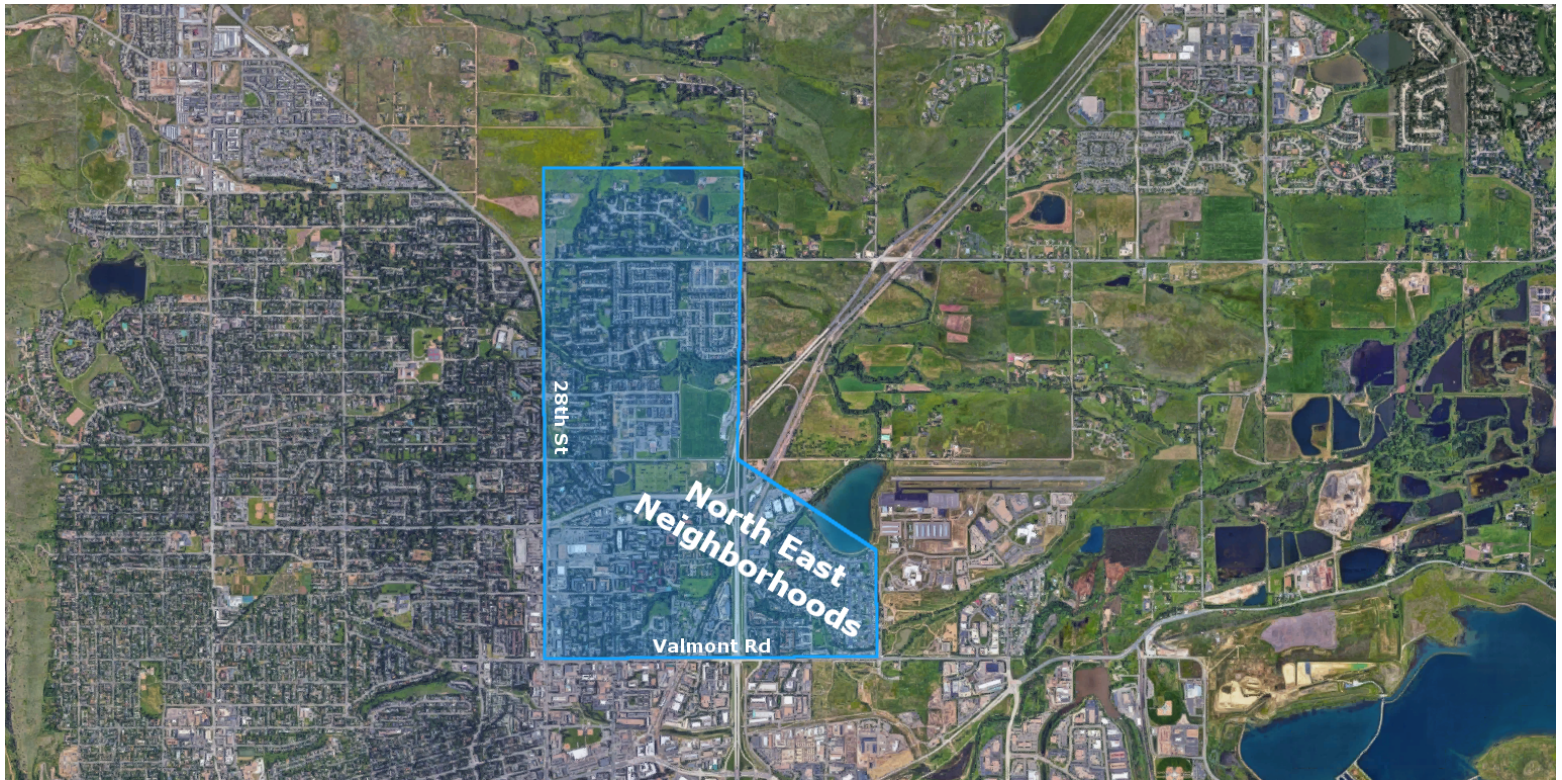
Year Built: 1983

Taxes in 2017: \$1,384

HOA Fee: \$340 / mo.

Description: There were 71 sales of condos and townhomes in the North Boulder East neighborhood. Included in that number were sixteen permanently affordable units. This unit is a basic, garden level two, bedroom two bath condo near Iris and 28th.

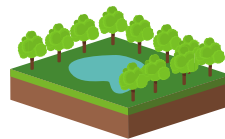
North East Neighborhoods



Overview: The North east section of Boulder has many more condominium and town home complexes as well as many apartment buildings than other sections of town. Not quite as convenient to downtown but the prices are more reasonable. To get anywhere in Boulder from here by bike is easy and is mostly via bike path.



\$442,000 Median Price
171 Sales in last year



Valmont Community Park,
Cottonwood Trail



Fourmile Creek, Orange
Orchard, Palo Park



Elementary - Columbine
Middle - Centennial
High School - Boulder High



Short bike ride to 28th Street
shopping corridor

Here Are A Few Sales From Last Year In Northeast Neighborhoods

Low End Single Family Home



Address: 3839 Angelovic Court Sold Price: \$625,000

Square Footage: 1,718

Year Built: 1986

Taxes in 2017: \$3,204

Lot Size: 2,972 sq. ft.

Description: This is a smaller home on a very small lot. It has basic construction and finishes but was well maintained. It is in the Palo Park Neighborhood. 29 of the 47 sales in this neighborhood were under \$1 million.

Mid-Range Single Family Home



Address: 3688 Cayman Place Sold Price: \$940,000

Square Footage: 3,440 incl bsmt. Year Built: 1997

Taxes in 2017: \$5,457

Lot Size: 7,564 sq. ft.

Description: This home is located in the Four Mile Creek neighborhood that is characterized by larger homes on smallish lots in a suburban setting. This home was moderately updated.

High End Single Family Home



Address: 3000 Palo Parkway Sold Price: \$1,600,000

Square Footage: 3,927 incl bsmt. Year Built: 2015

Taxes in 2017: \$7,209

Lot Size: 6,039 sq. ft.

Description: This is a near new home in a recent developed neighborhood. This is a modern home with many nice features including a finished basement that included a theater room. 17 of the 47 homes that sold in this area closed for \$1 million or more.

Mid-Range Condo or Townhome



Address: 2800 Kalmia #a303 Sold Price: \$356,000

Square Footage: 888

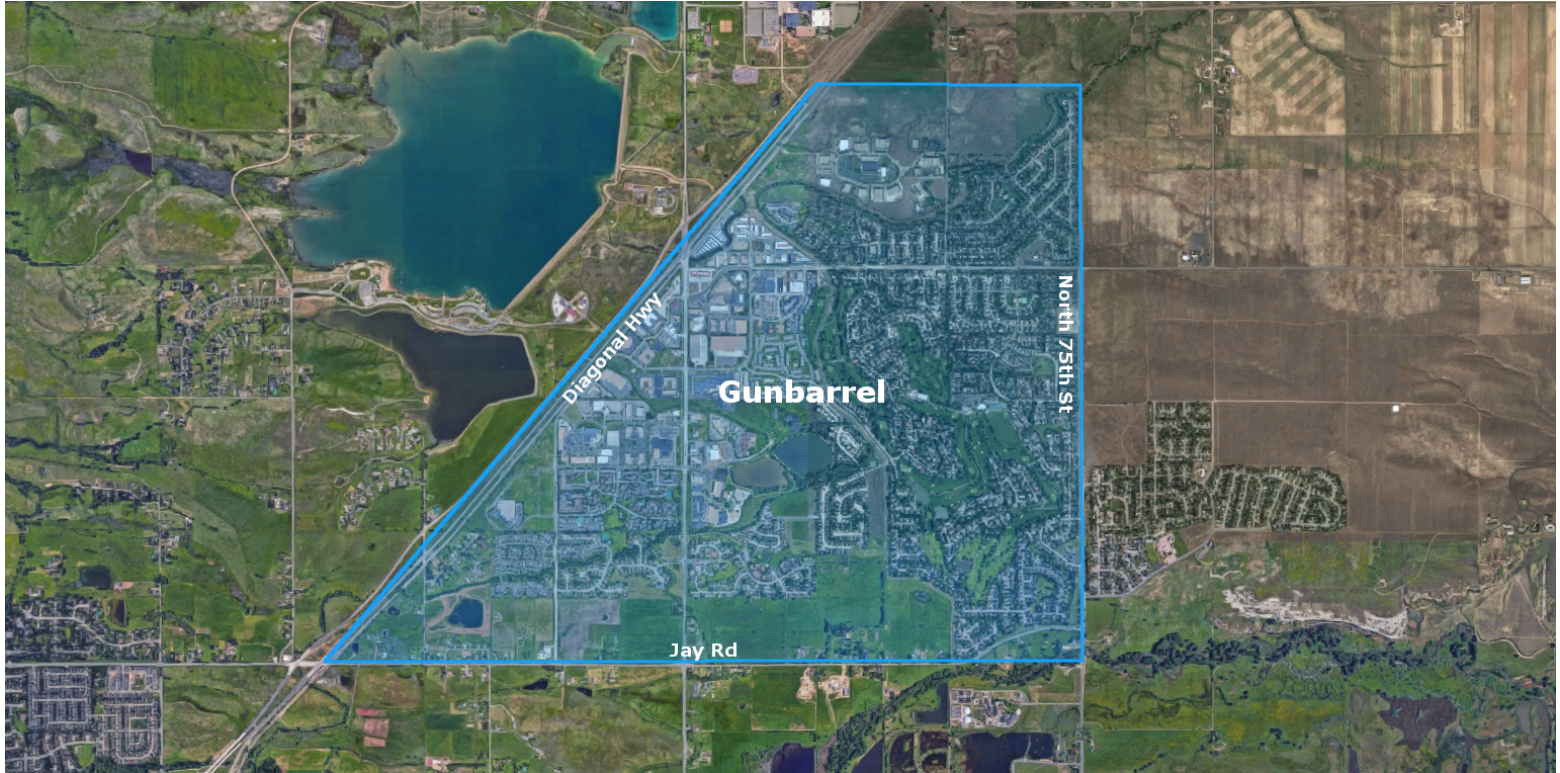
Year Built: 1981

Taxes in 2017: \$1,511

HOA Fee: \$400 / mo.

Description: There were 116 sales of condos and townhomes in this neighborhood in 2018. This particular condo has two bedrooms, two baths and moderate updates. The HOA of the Aspen Grove condos has a great pool but the dues are high for the price point.

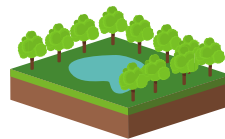
Gunbarrel



Overview: Gunbarrel was annexed to Boulder in the 1970's. Overall it has a more rural feel and is about five miles to town. The Boulder Country Club is in Gunbarrel and there are lots of great trails and open space to enjoy. More of a suburban feel than many other parts of Boulder. The prices are definitely lower than in Boulder proper. The shopping area in Gunbarrel is currently going through an upgrade with more dining options. It's an easy 15 minute drive to downtown Boulder during commute times.



\$575,000 Median Price
229 Sales in last year



Heatherwood open space, White Rock Trail, Sawhill Ponds, Walden Ponds



Gunbarrel Green, South Meadow, Heatherwood, Country Club Estates, Red Fox Hills, Orchard Creek, The Willows



Elementary - Heatherwood
Middle - Platt
High School - Boulder High, Fairview



Gunbarrel Shopping Center

Here Are A Few Sales From Last Year In Gunbarrel

Low End Single Family Home



Address: 4455 Alberta Court
Square Footage: 1700
Taxes in 2017: \$2,466

Sold Price: \$455,000
Year Built: 1971
Lot Size: 9,474 sq. ft.

Description: A fixer-upper in the Heatherwood Subdivision. Needed a lot of updating. The neighborhood is about 7 miles to Boulder and has an elementary school and is surrounded by open space.

Mid-Range Single Family Home



Address: 7310 Poston Way
Square Footage: 3,158 incl bsmt.
Taxes in 2017: \$3,733

Sold Price: \$697,000
Year Built: 1992
Lot Size: 11,039 sq. ft.

Description: Moderately updated home in a suburban setting. Four bedrooms, four baths and a finished basement. One of the largest lots in this subdivision.

High End Single Family Home



Address: 7095 Rustic Trail
Square Footage: 6,364 incl bsmt.
Taxes in 2017: \$10,319

Sold Price: \$1,900,000
Year Built: 2007
Lot Size: 14,443 sq. ft.

Description: Newer custom home on the Boulder Country Club golf course. Sold prior to going on the market. 17 of the 132 single family home sales in Gunbarrel closed for more than \$1 million.

Mid-Range Condo or Townhome



Address: 5056 Buckingham
Square Footage: 1,204
Taxes in 2017: \$2,245

Sold Price: \$339,900
Year Built: 1985
HOA Fee: 215 / mo.

Description: There were 97 sales of attached dwellings in Gunbarrel in 2018. This one is in the middle of the price range and has three bedrooms, two baths, a very small kitchen, two underground parking spaces.

Retail/Industrial Core



Overview: This area is mostly retail and industrial, but there are a few housing developments on the edges. You will find mostly attached dwellings. There are many new construction options in the Boulder Junction area near Pearl and 30th Street. The residential units in this area do have easy access to the central shopping area including 29th Street Mall.



\$616,550 Median Price
73 Sales in last year



Valmont City Park



Various condo associations: The Peloton, The Steelyards



Elementary – Eisenhower
Middle – Manhattan
High School – Boulder High



28th Street Shopping District

Here Are A Few Sales From Last Year In Retail/Industrial Core

Low End Condo



Address: 3200 Carbon Pl. #203 Sold Price: \$406,000
Square Footage: 800 Year Built: 2002
Taxes in 2017: \$3,168 HOA Fee: \$216 / month

Description: Light and bright 800 square foot 1 bedroom loft style condo in a condo complex called The Steelyards. There are many new condos in the area along with the development of the Boulder Junction neighborhood.

Mid-Range Condo



Address: 2530 28th #115 Sold Price: \$607,050
Square Footage: 1,196 Year Built: 2018
Taxes in 2017: \$3,121 HOA Fee: \$198 / month

Description: Brand new two bedroom, two bath condo with three levels. This is an in-fill development with many green features and easy access to downtown via bike paths.

High End Condo



Address: 3601 Arapahoe #320 Sold Price: \$1,150,000
Square Footage: 1,758 Year Built: 2006
Taxes in 2017: \$5,000 HOA Fee: \$682 / month

Description: Very high end, three bedroom condo in The Peleton. This condo complex has a great community center with a health club worthy workout center and a rooftop pool with a view. This unit has great Flatirons views.

About Neil

Neil Kearney grew up in real estate. Being raised by two Boulder Realtors, Neil has a unique perspective and an intimate knowledge of what it takes to serve his clients.

His approach can be described with the following words: friendly, high energy, no pressure, prompt and prepared. He likes to win and succeed, but think how he wins is more important than winning itself. He has been again chosen by his peers chair the Ethics Committee at the Boulder Area Realtor Association and he strives to uphold the high honor of that duty.

My daily focus is in doing the small things which build long term relationships based upon respect, honesty and trust. By providing sound advice, based upon broad experience and deep expertise, I'm able to provide a solid framework from which my clients feel empowered to make smart decisions. With me, you will find a trusted resource who works from a basis of service and information without any pressure.

My market area includes: Boulder, Broomfield, Erie, Gunbarrel, Lafayette, Longmont, Louisville, Lyons, Niwot and Superior. I look forward to making your Boulder real estate dreams a reality.



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