

©IRES



Elementary: Whittier
 Middle/Jr.: Casey
 High School: Boulder
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Elec: Xcel Water: City
 Gas: Xcel Taxes/Yr: \$7,164/2007
 PIN: Zoning: MU-3
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA: Pearl Street Town Homes
 HOA Fee: \$375.00/M Xfer: Yes Rsrv: No

Bedrooms: 2 Baths: 3 Rough Ins: 0
 All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	12	15	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	20	15	Wood
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS#: 586523 PRICE: \$699,000
 ADDR: 1820 Pearl St, Boulder, 80302
 RESIDENTIAL-DETACHED ACTIVE
 Locale: Boulder County: Boulder
 Area/SubArea: 1/4 Map Book: B - 18 - D
 Subdivision: Boulder OT East + West + North
 Legal: Lot 4 Blk 73 Boulder East

Total SqFt All Lvl: 1600 Basement SqFt: 0
 Total Finished SqFt: 1380 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 1380 Main Level SqFt: 800
 Upper Level SqFT: 0 Addl Upper Lvl: 0
 # Garage Spaces: 1 Garage Type: Off Street
 Garage SqFt:
 YearBuilt: 1898 SqFt Source:
 New Const: No Est. Comp.:

Public Comments: The remodel is complete and it looks great. Large open kitchen dining and living all on the welcoming first floor. Up the stairs to two master suites, both with own bath and walk in closets. The laundry area is also upstairs. There is one off street parking space with the home and also incredible landscaping has been completed with flagstone patio. This home is zoned MX3 (Residential) but could be modified with an acceptable use, by the city.

Driving Directions: South side of Pearl, between 18th & 19th.

Property Features

Land Size - 25-.5 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Association Fee Includes** - Trash, Snow Removal, Lawn Care, **Type** - Victorian, **Outdoor Features** - Deck, **Location Description** - Within City Limits, **Views** - Foothills View, City View, **Lot Improvements** - Street Paved, Sidewalks, Street Light, Alley, Fire Hydrant within 500 Feet, **Road Access** - City Street, Alley, **Basement/Foundation** - Full Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Gas Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal, Smoke Alarm(s), **Design Features** - Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Walk-in Closet, Fire Sprinklers, Washer/Dryer Hookups, Wood Floors, Kitchen Island, **Master Bedroom Bath** - 3/4 Master Bath, Full Master Bath, **Fireplace** - Living Room Fireplace, **Disabled Accessibility** - Level Lot, **Utilities** - Natural Gas, Electric, Cable TV Available, High Speed Avail, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Possession** - Delivery of Deed, **Property Disclosures**

- No Property Disclosure, Lead Paint Disclosure, **Flood Plain**
- Minimal Risk, **Possible Usage** - Single Family, **New**
Financing/Lending - Cash, Conventional,

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