

1505 Pearl Street #202



Luxury Downtown Boulder Living! Offered at \$875,000



1,252 Sq Ft, 2 Beds/1 Baths, 1 Car Reserved

Luxury Downtown Living. Elegant sunny south-facing loft-style Pearl Street condo features open floorplan in secured elevator-access building with underground parking & storage. Upscale kitchen with 6-burner Wolf Range/Sub Zero/Bosch, Caesarstone Quartz counters & Kichler lights. Luxury spa-like bath with Kohler jetted tub, Toto & Grohe fixtures. Living room fireplace, 10ft ceilings & cherry hardwood floors. Covered south-facing deck. Solar-powered creates NET ZERO modern, hip, urban living. Lock & Leave.



Presented By: Dunbar Hardy
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Elementary: Whittier
Middle/Jr.: Casey
High School: Boulder
School District: Bldr Valley Dist Re2

Lot SqFt: **Approx. Acres:**
Elec: Xcel **Water:** City of Boulder
Gas: Xcel **Taxes:** \$4,214/2013
PIN: **Zoning:** DT-4
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Element Properties 303-447-3535
Fee: \$302/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 2 **Baths:** 1 **Rough Ins:** 0

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

All Bedrooms Conform: No

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Master Bd	M	14	10	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	14	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	17	8	Wood
Laundry	-	-	-	-
Living room	M	15	13	Wood
Rec room	-	-	-	-
Study/Office	-	17	10	-

IRES MLS # : 749926

PRICE: \$875,000

1505 Pearl St 202, Boulder 80302

ATTACHED DWELLING / INC

ACTIVE

Locale: Boulder

County: Boulder

Area/SubArea: 1/4

Subdivision: 15 Pearl Condos

Legal: Unit 202 - 15 Pearl Condominiums

Total SqFt All Lvl: 1252 **Basement SqFt:**

Total Finished SqFt: 1252 **Lower Level SqFt:**

Finished SqFt w/o Bsmt: 1252 **Main Level SqFt:** 1252

Upper Level SqFt: **Addl Upper Lvl:**

Garage Spaces: 1 **Garage Type:** Underground

Garage SqFt:

Built: 2008

SqFt Source: Assessor records

New Const: No

Builder: Coburn

Model:

New Const Notes:

Energy/Green Features: Solar PV System , Green Disclosure (Energy)

Listing Comments: Luxury Downtown Living. Elegant sunny south-facing loft-style Pearl Street condo features open floorplan in secured elevator-access building w/underground parking & storage. Upscale kitchen w/6-burner Wolf Range/Sub Zero/Bosch, Caesarstone Quartz counters & Kichler lights. Luxury spa-like bath w/Kohler jetted tub, Toto & Grohe fixtures. Living room fireplace, 10ft ceilings & cherry hardwood floors. Covered south-facing deck. Solar-powered creates NET ZERO modern, hip, urban living. Lock & Leave.

Driving Directions: Building is located on the northeast corner of 15th & Pearl Street, just across the street on the east end of the Pearl Street Mall. Entry is on 15th Street and unit is south-facing on the 2nd floor.

Property Features

Style: 1 Story/Ranch **Construction:** Brick/Brick Veneer **Roof:**

Rubber/Membrane **Description:** 2nd Floor Condo **Common Amenities:**

Extra Storage, Security Building, Elevator **Association Fee Includes:**

Common Amenities, Trash, Snow Removal, Security, Management,

Common Utilities, Exterior Maintenance, Water/Sewer, Hazard Insurance

Type: Contemporary/Modern **Outdoor Features:** Balcony

Location Description: House/Lot Faces S, Within City Limits **Views:**

Foothills View, City View **Lot Improvements:** Street Paved, Curbs, Gutters,

Sidewalks, Street Light, Alley, Fire Hydrant within 500 Feet **Road Access:**

City Street, Security Gate, Alley **Road Surface At Property Line:** Concrete

Road **Basement/Foundation:** No Basement **Heating:** Forced Air **Cooling:**

Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven,

Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave,

Garage Door Opener, Some Furniture, Disposal, Smoke Alarm(s)

Energy Features: Southern Exposure, Double Pane Windows, High

Efficiency Furnace, Set Back Thermostat **Design Features:** Eat-in Kitchen,

Open Floor Plan, Walk-in Closet, Fire Alarm, Washer/Dryer Hookups, Wood

Floors, Kitchen Island **Master Bedroom/Bath:** Shared Master Bath

Fireplaces: Gas Fireplace, Living Room Fireplace **Disabled Accessibility:**

Level Lot, Near Bus, Low Carpet, No Stairs, Main Floor Bath , Main Level

Bedroom , Main Level Laundry **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: Seller's Property Disclosure **Flood Plain:** Minimal

Risk **Pets:** Dogs Allowed, Cats Allowed **New Financing/Lending:** Cash,

Conventional

Contact: Dunbar Hardy **Phone:** 303-442-3180 **Mobile:** 303-859-7922 **Email:** Dunbar@DunbarHardy.com

Office: RE/MAX Alliance on Walnut **Phone:** 303-442-3180

LA: Dunbar Hardy **LO:** RE/MAX Alliance on Walnut