

# 2371 Linden Dr. Custom Features

## Overview

- Beautifully designed, meticulously maintained 4 bed, 2.5 bathroom home nestled in Boulder's desirable Pine Brook Hills
- 1.1-acre lot with a flat driveway, an expansive layout, with separate heated studio
- Tranquility of in-town mountain living with Boulder's famed amenities mere minutes away
- Crafted by respected local builder Kirk Hendricks, designed to take full advantage of its natural setting
- Every window faces greenery or open views, with no direct lines of sight to neighboring homes, adding exceptional privacy and direct connection to nature
- Picturesque views of sunrises, moonrises, rainbows, Pinebrook and Baseline reservoirs, storms on the plains, with city lights and DIA on a clear day

## Main Level

- Enter the home through covered porch featuring porch swing
- Gracious tiled foyer with coat closet opens to expansive main level
- Vaulted wood ceilings in living room, sunroom, primary bedroom, and bathroom
- Formal living room features tiled wood-burning fireplace and stunning built-in bookshelves, with access to redwood deck
- Recently refinished natural oak floors throughout
- Two expansive skylights and ceiling fans add to the light and airy ambiance
- Kitchen features new porcelain ceramic tile flooring, refinished cabinetry, granite countertops, tall backsplashes, and updated hardware
- Gas cooktop, new double ovens, dishwasher, Sub-Zero refrigerator, and built-in microwave
- Family room and breakfast area are sure to become favorite gathering spots
- Enjoy dinner in the formal dining room with access to the expansive deck
- Full Washer and Dryer are easily accessible off of the family room
- Updated powder room with marble countertop, porcelain ceramic tile floor, refinished cabinets and shutters, with new toilet and vanity
- Owner's Suite features custom ensuite bathroom, walk-in closet, and wood burning fireplace
- Heated porcelain ceramic floors in the updated primary bathroom lead to steam shower, deep heated soaking tub, Toto washlet, updated granite vanity, Hansgrohe fixtures, new mirrors, and new picture window with double hangers
- Large sunroom with new ceramic tile floor completes the main floor and leads to carpeted lower level

Firuzeh Saidi - Broker Associated, MBA

M: 303.523.9289 firuzeh.saidi@compass.com

forsaleboulder.com



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# 2371 Linden Dr. Custom Features (Continued)

## Lower Level

- Three spacious and bright bedrooms/office
- Expansive rec room/media lounge, easily accessed a few steps down from the sunroom or staircase off of the foyer
- Updated shared bathroom features porcelain ceramic tile floors and countertops, soaking tub, separate shower stall, double vanity, and refinished shutters and cabinetry
- Large storage room

## Additional Features

- Sprawling two-level redwood deck along the entire main level - perfect for al fresco dining and entertaining
- Deck equipped with gas line for grilling
- Full-Sized attached two car garage with workbench and storage
- Cat door between the house and garage
- Long, street-level driveway provide additional parking spaces
- Large fenced yard on front east side of house, with ramp from lower deck
- Adjacent heated studio/detached garage, featuring big picture windows, vaulted ceilings, and electricity perfect for fitness space, art studio, or home office
- Attic storage with stair access above studio
- Two underground storage areas

## Setting

- Mostly flat, 1.1 acre property located at the bend of Linden Dr. making the lot feel much bigger
- Enjoy stargazing and storm-watching across the wide-open vistas of Boulder Valley with views of the city lights on a clear day
- Wide variety of flora and fauna, with 75 varieties of perennials, annuals and vegetables, plus iris, lavender and a fruit-bearing Palisade Peach tree at the front entrance
- Birdwatchers dream with over 50 species in your backyard
- Deer, wild turkeys and foxes are regular visitors
- Snow plowing along the Linden Drive school bus route, and a prime position less than 200 yards from the Pine Brook Fire Station add peace of mind to this exquisite haven.

# 2371 Linden Dr. Custom Features (Continued)

## Setting (Continued)

- Surrounded by outstanding outdoor space and trails, including the four-acre Pine Brook Reservoir, Fourmile Canyon Creek, Wonderland Lake and Sunshine Canyon
- While it feels worlds apart, this extraordinary property is just five minutes from Broadway and North Boulder amenities and 10 minutes from Pearl Street and Downtown

## Other Improvements

- New roof, gutters, and downspouts (2023)
- 6.3W solar panel system
- Fresh interior paint (2024)
- Newly oiled and stained redwood siding and decking (2023)
- Addition of a whole-house fan
- Air conditioning splits in family room (ceiling mount) and primary bedroom (wall mount)
- Newer furnace/boiler and water heater installed within the last five years
- Twice-yearly wildfire mitigation,
- New carpet in lower level (2023)
- Newly replaced all east and south facing windows, doors, and sliders
- Added flagstone steps with handrails by second building down to new trampoline (2022)
- Wood floors refinished in main level (2024)