

# 842 Grant Pl. Features

## Overview

- Stunning example of Craftsman architecture featuring a thoughtful three-level layout and abundant storage
- Carefully loved and maintained, available for the first time in over 60 years
- Built in 1927 by Cadwell G. House, 842 Grant Place is a designated City of Boulder historic landmark and included on the Colorado Historical Society's Boulder Survey of Historic Places
- The stunning example of Craftsman architecture boasts a spectacular stone façade, enormous cross gables, overhanging eaves with exposed rafters, and distinctive diamond and round windows

## Setting

- Rare opportunity to live in the highly sought-after, historic Chautauqua Heights Neighborhood
- Historic Landmarked
- Tranquil triple size lot, with lush landscaping and mature trees, set on quiet, one-way Grant Pl.
- Mountain views to north and west
- Blocks from Chautauqua park, restaurant, amphitheater, and trails. As well as a short walk to top ranking Flatirons Elementary School and CU Campus.
- Only one mile from Downtown Boulder.

## Main Level

- Spacious living room with tall ceilings, wood stove flanked with built-in shelving, and oversized windows with abundant natural light and mountain views
- Plan your next dinner party in the light filled dining room, which easily flows to windowed kitchen
- From the kitchen back door, use the steps to access the lush backyard, perfect for indoor-outdoor entertaining.
- Main floor bedroom/office abounds with light, complete with an ensuite full bath and spacious closet

## Upper Level

- Primary bedroom with wall of closets (including a walk-in) and mountain views
- Access to large attic storage space from closet in primary bedroom
- Two light-filled secondary bedrooms, with roomy closets of their own face north and south featuring captivating views
- Upstairs landing is complete with two attic storage rooms, linen closet, and windowed full bath

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## Walkout Lower Level

- Sunny family room with walkout access to backyard
- Oversized laundry/mud room, equipped with washer/dryer, utility sink, counterspace, and extra room for refrigerator or freezer
- Several storage rooms - perfect for workshop, darkroom, or out-of-season storage

## Exterior

- Spectacular stone façade, bold intersecting gables, overhanging eaves with exposed rafters, and distinctive diamond and round windows.
- Long, ribbon driveway leads to carport and handsome, covered porch
- Towering trees and well-manicured landscaping in front yard offering wonderful curb appeal
- Rare extra off-street parking
- Large back patio, accessed from the kitchen, overlooking flowering plants and lush lawn
- Windowed shed with extra space for garden equipment
- Mature trees and fence offer backyard privacy
- Access to the back alley at the east side of the lot

## Improvements

- Professionally remodeled twice in the 1960's and 1970's, including bathroom and kitchen updates, new closets, and layout improvements
- The furnace and water heater were installed in 2013. Precision Plumbing and Heating has been performing regular service checks since.
- Entire interior freshly painted in 2024
- Main floor bathroom faucets in tub and sink replaced 2023.
- Main water service valve (whole house shut-off) replaced 2023.
- Garbage disposal replaced 2022.
- Kitchen sink faucets replaced 2020.
- Main floor toilet replaced in 2019.
- Flow-Tech anti-scale system installed for water heater in 2019.
- The A/C was installed in 2018.
- Ductworks cleaned the ventilation systems in 2018.
- Sliders and newer storm windows.
- Trees are pruned by Oak Arbor Care and the oak tree is treated annually by Davey Tree.