

Custom Features

10394 Macedonia Street, Longmont CO 80503

Overview

- Spectacular farmhouse indoor-outdoor living with exceptional views of Longs Peak and the Mummy Range on 1.22 acres located in the Chance Acres neighborhood of Boulder County
- Enjoy the charm of country living with the ease of modern lifestyle in this updated 3 bedrooms & 2.5 bathrooms farm-style home
- Spanning 2,757 finished sqft nestled on a pristine corner lot, perfect for horses or farm animals and gardening
- Extensive renovations include newly designed work-from-home office, oversized living room, and large upgraded kitchen
- Just 20 minutes from Boulder and less than 10 minutes away from Hygiene, Niwot or Longmont, enjoy the ease of rural living with easy access to restaurants, cafes, grocery stores, bakeries, gyms, theaters, studios and art districts just a short drive away
- Septic approved for a 4 bedroom and 3 bathroom home if buyers wish to expand

Main Level

- The spacious, flexible floor plan offers a large den area perfect for working or studying at home
- Formal living room features a fireplace and sliders that open to a beautiful patio
- Spacious formal dining room, bar counter and breakfast area provide plenty of room for formal and casual entertaining
- Chef's kitchen extensively updated with modern finished cabinetry, quartz countertops, open shelving and stainless steel appliances
- Pantry, coffee bar add excellent convenience to the kitchen area
- Adjacent Family room offers vaulted ceilings, skylights, rows of oversized windows and direct access to two yards and a basketball hoop play area
- Mudroom offers designer storage and coat racks
- Light-filled laundry room with newly installed front load washing machine and dryer and large utility sink
- Powder room with new porcelain tiles and light fixtures complete the main floor layout

Upper Level

- Enjoy the tranquil sun-splashed owner's retreat with modern ceiling fan, luxurious new carpeting and a king-size layout offering plenty of room for a sitting area or home office space
- Expansive walk in closet with cabinetry
- Updated en-suite bathroom includes newly installed tile, cabinetry and shower
- The two spacious light-filled secondary bedrooms offer roomy closets, new carpets & modern ceiling fans
- Second full bathroom fully remodeled includes a clawfoot soaking tub with a large linen closet

Exterior

- Relax on the covered patio overlooking the handsome xeriscaping and towering mature trees
- Wide-open views surround large fenced areas
- New driveway, a massive shed for equipment and an attached oversized 2-car garage with shelving
- Solar hot water system
- Space for camper parking

Extensive Upgrades Since 2020

- New HVAC and ducting
- Original 3" wide $\frac{3}{4}$ " thick oak hardwood flooring on main level refinished May 2022
- Water heater replaced
- New carpet, tile, light fixtures and fans throughout the house
- Complete Interior/exterior paint
- Laundry room completely updated with new tiling, newly installed front load washer and dryer
- Kitchen upgrades includes newly painted cabinets with new pull handles, quartz countertops, new state-of-the-art appliances
- Adjacent butler's pantry offers newly installed coffee bar area, with microwave and prep station and mimics the aesthetics of the main kitchen
- Crawlspace vapor barrier and radon mitigation system