3470 16TH CIRCLE

BOULDER





3 bedrooms // 3 bathrooms //3,246 sqft // 2 car garage

- MAIN LEVEL //
 - south-facing windows
 - soaring ceilings
 - flowing open floorplan linking living, dining and kitchen spaces
 - white oak flooring
 - updated kitchen featuring walnut cabinetry, Bosch appliances, gas range, quartz counter tops
 - gas fireplace
 - thoughtful built-ins
- UPPER LEVEL //
 - primary suite featuring a private deck with unobstructed views of Sanitas + Foothills, walk-in closet, steam shower
 - convenient upper level laundry
 - generous bedroom storage
- LOWER LEVEL //
 - finished basement with vast flex space holds potential for the creation of a fourth bedroom
 - secondary washer/dryer hookups
 - existing rough-in plumbing

- EXTERIOR //
 - secluded backyard with wraparound wooden deck
 - irrigated sod yard
 - generous garage space
- LOCATION //
 - proximity to outdoor recreation including Boulder's vast trail system + North Boulder Rec Center
 - conveniently located >2 miles from several grocery stores
 - corner lot leading into a quiet cul-de-sac
 - neighboring homes are thoughtfully spaced, enkindling both openness for outdoor living areas
 + in-home privacy





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