

# 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

**milehimodern**  
the coolest homes in town



tim goodacre  
303 817 9300  
tim@goodacreproperties.com