



543 LINDEN PARK DRIVE

SPECIFICATIONS

SETTING

- Rare North Boulder setting directly adjoining Maxwell Lake Park
- Mature trees, open meadow and neighborhood trails create an exceptional sense of privacy and space
- Broad rear deck and walkout lower level connect the home directly to the park-like surroundings
- Nearby Wonderland Lake, Mount Sanitas trails, North Boulder amenities and downtown Boulder
- An irreplaceable setting with the flexibility to enjoy the home today, update over time or pursue a larger transformation

GENERAL

- Approximately 4,500 SF with 4 bedrooms and 3 baths
- Exceptionally maintained residence with generous room proportions, abundant natural light and a highly functional floorplan
- Expansive windows and multiple skylights bring the surrounding landscape into the primary living spaces
- Main-level living includes living room, dining room, kitchen, family room, primary suite and two additional bedrooms
- Walkout lower level adds substantial recreation, office/guest, exercise, media and storage flexibility• Circular drive and attached garage provide ample parking

MAIN LEVEL LIVING

- Expansive living room with large windows and an easy connection to the dining area
- Generous dining room designed for both everyday living and entertaining
- Family room with brick fireplace and direct access to the rear deck
- Large rear deck overlooks mature trees, meadow and Maxwell Lake Park
- Warm wood floors and substantial windows throughout the principal living areas

KITCHEN

- Spacious kitchen with oversized center island
- Extensive natural-wood cabinetry and generous storage
- Skylights and a broad window wall fill the kitchen and breakfast area with natural light
- Professional-style gas range plus double wall ovens
- Integrated breakfast area positioned along the windows overlooking the surrounding greenery

PRIMARY SUITE & BEDROOMS

- Generous main-level primary bedroom suite
- Two additional bedrooms on the main level
- Primary suite and secondary bedrooms benefit from mature-tree views and strong natural light
- Main-level baths include a dual-sink bath with soaking tub and an additional bath serving the bedroom wing



WALKOUT LOWER LEVEL

- Large recreation room with brick fireplace and direct outdoor access
- Wet bar
- Media room
- Exercise room
- Office provides flexible guest or work-from-home use
- Additional bath, mechanical room and substantial storage
- Multiple windows and walkout access make the lower level feel connected to the yard and park

OUTDOOR LIVING & PARK CONNECTION

- Expansive rear deck extends across the park-facing side of the residence
- Deck stairs lead directly toward the backyard and Maxwell Lake Park trail system
- Backyard visually opens into the adjoining meadow, creating a setting that feels substantially larger than the lot itself
- Maxwell Lake Park provides year-round passive recreation including walking trails, fishing and seasonal winter ice skating
- Wonderland Lake Park and additional foothill trail access are nearby

LAND USE & FUTURE POTENTIAL

- Property is located within the Wonderland Hill Planned Development and is zoned RL-2
- Seller-provided Land Use and Development Summary states that certain compatible-development standards differ from those affecting many Boulder RL-2 properties
- The summary identifies exemptions from side-yard bulk plane, side-yard wall articulation, maximum building coverage and floor-area-ratio requirements
- Seller summary states a 35-foot maximum building height in the RL-2 zone and that Revised Lot 19 is not in a floodplain
- Revised Lot 19 is stated to contain roughly 17,225 SF
- All development possibilities, setbacks, zoning and land-use provisions to be independently verified by purchaser with the City of Boulder

**Measurements are approximate and no responsibility is taken for any omission or misstatement. Square footage is based on professional measurements and floor plans and is not guaranteed. Only those items specified in the contract of sale convey. Information is deemed reliable but should be independently verified.*