

770 CIRCLE DRIVE

ESTATE HIGHLIGHTS

SETTING

- **One of Boulder's most extraordinary legacy estates nestled at the base of the iconic Flatirons**
 - Exceptionally private 1.29-acre gated homesite in one of Boulder's most coveted residential settings
 - Spectacular 360-degree vistas spanning the Flatirons, Chautauqua, downtown Boulder, Folsom Field and the Boulder Valley
 - Immediate access to one of the world's most celebrated trail systems
 - Hundreds of miles of protected open space begin just beyond the front door
 - Walk to Pearl Street's acclaimed restaurants, boutiques, cafés and cultural attractions
 - Rare combination of estate privacy, mountain living and downtown walkability
 - An irreplaceable Boulder setting that would be extraordinarily difficult to replicate today
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PROPERTY HISTORY

- **Originally constructed in 1941 and thoughtfully expanded over multiple generations of ownership**
 - One of Boulder's longstanding estate properties in an iconic Flatirons setting
 - A residence that has evolved over time while preserving its unique architectural character
 - Positioned on one of the city's most remarkable residential homesites
 - A rare opportunity to own a true Boulder legacy estate
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THE RESIDENCE

- **Thoughtfully designed to celebrate one of Boulder's most breathtaking natural settings**
- Approximately 8,066 finished square feet of living space
- Soaring ceilings and dramatic walls of glass frame panoramic mountain vistas from nearly every principal room
- Exceptional floor plan designed for both everyday living and grand-scale entertaining
- Expansive living room, elegant dining room, generous kitchen and inviting family room
- Multiple terraces and outdoor living spaces create seamless indoor/outdoor living
- Dramatic rooftop terrace showcasing panoramic views of the Flatirons, downtown Boulder and the surrounding valley
- Luxurious primary suite featuring a curved wall of glass, fireplace, sitting area and spa-inspired bath
- Fully equipped private apartment with kitchen, living area, bedroom and bath
- Ideal for multigenerational living, extended family, long-term guests, an au pair, caregiver or executive office
- Mature landscaping creates exceptional privacy throughout the estate
- Gated entry with generous garage accommodations

INTERIOR FEATURES

- **Walls of glass and soaring ceilings blur the line between architecture and nature**
- Dramatic curved glass wall in the primary suite overlooking the Flatirons
- Multiple fireplaces create warmth and character throughout the residence
- Expansive entertaining spaces designed for gatherings of every scale
- Rooftop terrace capturing breathtaking panoramic vistas
- Seamless indoor/outdoor living throughout the home
- Exceptional flexibility for family living, entertaining and overnight guests
- Timeless architectural character blended with generous, functional living spaces

LEGACY OPPORTUNITY

- **A rare opportunity to own, enjoy and shape one of Boulder's most significant residential properties**
 - Enjoy the existing residence today while preserving exceptional flexibility for the future
 - City of Boulder demolition permit approved and valid through July 2027
 - Complete architectural plans included with the sale
 - Plans substantially complete and prepared for future permitting
 - Rare opportunity to preserve, personalize or reimagine one of Boulder's premier estate properties
 - A level of future flexibility becoming increasingly difficult to obtain under current City of Boulder regulations
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