



PATRICK BROWN GROUP

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995 QUINCE AVENUE

SPECIFICATIONS

SETTING

- EXCEPTIONAL NORTH BOULDER RESIDENCE NEAR WONDERLAND LAKE OPEN SPACE
- TIMELESS ARCHITECTURAL HOME WITH RENTAL INCOME POTENTIAL
- NESTLED ON A QUIET, TREE-LINED CUL-DE-SAC WITH IMMEDIATE ACCESS TO SCENIC TRAILS AND PRESERVE LIKE NATURE
- SEAMLESS INDOOR-OUTDOOR LIVING WITH FOOTHILL VIEWS
- A SERENE 7,734 SF LOT WITH PRISTINE LANDSCAPING AND MATURE TREES
- ENJOY A RARE WALKABLE LIFESTYLE, JUST STEPS TO LUCKY'S MARKET WALKABLE TO LUCKY'S MARKET, BAKEHOUSE & CAFÉ, SPRUCE CONFECTIONS AND PROTO'S PIZZA
- EASY ACCESS TO PUBLIC TRANSPORTATION AND JUST MINUTES TO DOWNTOWN BOULDER SHOPPING AND DINING

GENERAL

- Four-bedroom, four-bathroom timeless residence encompassing 3,794 square feet of expansive, sun-lit interiors
- Three levels of expansive living with soaring ceilings and thoughtful architectural detailing throughout
- Elegant oak flooring, new carpet, refreshed interior paint and updated designer lighting add a clean, modern touch
- The easy flow of the main level creates a sense of openness with flexible spaces for everyday living and entertaining
- A gracious foyer with sun-filled double-height ceilings is flanked by a private home office and chic sunken living room.
- The main level is completed by a sophisticated dining room, gourmet chef's kitchen, breakfast nook, three-quarter bath and cozy family room with breathtaking views
- Ascend the stairs to the sun-filled upper level, where the primary suite wing and guest bedrooms are complemented by balcony overlooks to the foyer and family room
- The lower level offers rental income potential with full guest quarters, wet bar, private walkout basement and living space.
- A serene wraparound balcony and private lower-level patio provide seamless indoor-outdoor living
- A double-wide driveway and oversized, two-car, attached garage offers abundant storage and quick access to the backyard
- Pristine landscaping, mature trees and a fully fenced backyard create serenity & privacy
- Lawn management is made easy with a convenient irrigation system
- Central heating and air conditioning

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MAIN LEVEL

- The charming covered, front porch welcomes you into the spacious main level
- Soaring ceilings and a designer pendant lighting frame the foyer
- Enjoy productive mornings in the private main level office with beautiful windowed French doors
- A wall of windows fills the sunken living room with light and provides the perfect space for entertaining
- Host intimate dinners under contemporary designer lighting in the spacious dining room
- A gourmet chef's kitchen with high-end appliances, abundant custom cabinetry and a butler's pantry make for easy meal prep and organization
- Embrace informal dinners and relaxing mornings in the breakfast nook which opens to the expansive wrap around balcony.
- The double-height living room frames foothill views while staying cozy by the gas fireplace
- Host outdoor dinners on the wrap around porch with stairs leading to a grilling pad and generously sized backyard
- Main-level three quarter guest bath adds convenience for guests
- The attached two-car garage enters through the family room for easy departures and arrivals

KITCHEN

- Thoughtfully designed kitchen with custom cabinetry, stone countertops and a recessed, lighted alcove
- A suite of high-end appliances including KitchenAid wall oven, refrigerator/freezer and built-in microwave, Empava five-burner gas cooktop and Whirlpool dishwasher
- Windowed, double-sided sink brings in natural light and outdoor connection
- Enjoy slow mornings in the breakfast nook set beneath designer lighting with direct access to the wraparound porch
- A spacious butler pantry makes a tidy, organized kitchen seamless
- An open flow to the dining and living room makes for easy entertaining

UPPER LEVELS

- Ascend the staircase to the sun-filled upper level to the primary wing and guest bedrooms
- The upper-level breezeway is complemented by balcony overlooks to the foyer and family room
- A luxurious primary suite is a sanctuary of comfort and serenity offering stunning mountain views and an ensuite spa-like bath
- Two additional bedrooms of generous size share the well-appointed full bath
- Large laundry room with side-by-side washer-dryer for convenient wash days
- Additional storage/linen closet add convenience

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PRIMARY SUITE

- Spacious, sun-filled owner's suite with king-size bedroom with ensuite primary bath
- A wall of windows showcases sweeping views of the front range
- A quiet sitting area is perfect for morning coffee with a book
- An oversized walk-in closet offers abundant storage and effortless organization
- The spa-like primary bath is filled with natural light and elegant finishes
- The dual sink vanity offers plenty of storage for a tidy bathroom
- A beautiful soaking tub is framed under jaw dropping views of the foothills
- A glass walk-in shower and private water closet complete the suite

LOWER LEVEL

- Rental income potential!
- A full walkout basement with recreation room, guest bedroom and three-quarter bath
- Wet bar provides flexibility of living and entertaining space
- Private office/workout space with access to crawl space and workshop/mechanical room
- Peaceful lower-level patio

OUTDOOR LIVING SPACES

- Wraparound balcony overlooks private, fenced in backyard with pristine landscaping
- Mountain views from the balcony create a peaceful serene backdrop
- Expanded outdoor living on the lower-level patio
- Low maintenance, irrigation system and newly installed landscape lighting
- Backyard outdoor shed is perfect for additional storage
- Gated walkway from the front to backyard

MECHANICAL

- High-efficiency heating and cooling systems
- High-performance architectural windows
- Irrigation system makes for a low-maintenance living
- Four French drains installed by lower-level patio

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A RARE WALKABLE NEIGHBORHOOD FEATURING

- Lucky's Market Complex, featuring Lucky's Market, Bakehouse and Cafe, Ruzo Coffee, Boulder Yoga Studio, Dagabi, China Gourmet and North Boulder Liquor
- The NoBo Arts District and The Nomad Playhouse
- Quick access to public transportation to downtown, local schools, Denver and DIA.
- Top-rated public and private schools and NoBo Public Library
- North Boulder favorites including, Moxy Bread Co., Spruce Confections & Proto's Pizza
- Wonderland Lake Open Space offering miles of scenic trails and serene nature
- Numerous pocket parks and neighborhood greenbelts for easy walking and biking
- Just minutes to downtown Boulder and Pearl Street shopping and dining

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