



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

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

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