



## PROPERTY FEATURES

3363 AND 3399 RIVERSIDE DRIVE | LYONS



## LOCATION & EXTERIOR FEATURES

- Overlooking 400' of the St. Vrain River this is the mountain setting you've been seeking
- Riverfront setting comprised of two lots totalling 3.49 acres - Wildland Partners Certified 2020
- Backs to Roosevelt National Forest and is within minutes of countless recreational opportunities including hiking, fishing and wildlife viewing
- Short drives to all the nearby sites and towns: 10 minutes to Wild Basin entrance of RMNP, 25min to Estes Park, 20min to Lyons, 30min to Nederland, 40 minutes to Boulder.
- Separate decommissioned cabin does not have power but has been repurposed as a yoga/art studio. Sellers improved the studio including: poured new footers, leveled the interior floor, new drywall, and paint. Wood burning stove inside. The cabin was the original house at the 3363 address and originally had a kitchen and bath. Sellers removed during decommission. This "outbuilding" is in the floodway.
- Gorgeous land with trees and dramatic granite outcroppings
- Rich exterior detail with cedar siding and hand-selected river rocks from the property
- Owned solar panels
- Storage shed for garden tools
- Roof installed 2010
- Attached 2-car garage is heated
- Original outhouse has a separate vault septic. It was pumped but sellers have never used it.
- One lane vehicle engineered bridge is very resilient and had no issues in the 2013 flood.
- Productive well feeds 2 cisterns w/ UV filtration system

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## INTERIOR FEATURES

- The house is newly built and finished in January 2020 with high end modern finishes
- Out of 4 bedrooms, 3 of them have their own private en-suite bath
- Radiant Glycol in-floor heating throughout entire house
- Open living area with double sided solid river stone fireplace
- Shade store window covers and custom window curtains
- Main level has built in speakers
- Gourmet chef's kitchen with large island, with sink and breakfast bar, commercial-grade appliances including Thermador gas range and hood, Subzero Refrigerator and sharp microwave
- Reverse Osmosis water filter under the kitchen sink
- 3 gas fireplaces, serviced in the last year
- Engineered white oak plank flooring
- Primary bedroom with vaulted ceilings with wood beams, vaulted ceilings, walk in closet, private deck
- Primary en-suite bath has modern light fixtures, two vanities, copper tub, and a large steam shower with bench
- Large laundry room with front-loading Samsung clothes washer and clothes dryer
- Gorgeous ceilings with hand-scraped douglas fir beams that also hide plumbing lines
- Wide plank, white oak, engineered flooring with UV oil finish ("Lilith" color)
- Whole house fan installed
- Pella architectural double-paned windows and doors

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**UTILITIES AND INTERNET ACCESS**

**ELECTRIC**

Xcel

**PROPANE:**

Buried 1000 gallon propane tank

Service provider: Hygiene

**WELL AND CISTERN:**

Serviced yearly with John's Well

New Pump installed

Last test and inspection completed when sellers purchased the property

Softener and UV filter - 3 stage carbon filter. Reverse Osmosis in kitchen, serviced in Ma

Two cisterns located in the crawl space totaling 650 gallons

**TRASH:**

Waste Management (No Recycling)

<https://www.wm.com/>

**RECYCLING AND TRASH:**

Allenspark Transfer Station

<https://bouldercounty.gov/environment/trash/allenspark-transfer-and-recycle/>

**MAIL:** Mail box on property

**INTERNET SERVICE:**

Century Link (website: [www.centurylink.com](http://www.centurylink.com) )

Sellers worked from home and had no issues with speed and uploading/downloading large files

Average monthly cost \$75

**PROPERTY INSURANCE:**

State Farm Jennifer Paris (Average Annual Cost \$3600)

**PROPERTY TAXES:**

2021 - \$8,547.10

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#### ABOUT LYONS:

Lyons, Colorado sits in the shadow of Longs Peak nestled below the iconic Steamboat Mountain. It is known as the Double Gateway to the Rockies due to its location at the intersection of Highway 7 and Highway 36... both routes to Rocky Mountain National Park and the Estes Park region. This location offers a spectacular landscape with two river canyons and the confluence of the North and South St. Vrain rivers. Residents treasure their outdoor spaces and all the recreational opportunities in the surrounding parks, Boulder County Open Space and dedicated trails like Picture Rock, Antelope Trail and Hall Ranch.

Lyons is also famous for annual music festivals and concerts at [Planet Bluegrass](#). Musicians and artists have been drawn to the beauty and vibrant creative lifestyle that is very unique to this small town. Living near downtown means walking or hopping in your golf cart to take in a summer concert in the park or sit with a crowd of 5,000 to see world-class musicians on the main stage at Planet Bluegrass.



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#### LOCAL SCHOOLS:

The schools in Lyons are highly rated and known for providing a caring, small town educational experience that can be harder to find in larger communities. The public schools are part of the St. Vrain School District. [Lyons Elementary School](#) is often celebrated for its sweet and inspirational atmosphere that is incredibly well-supported by the Lyons Community. [Lyons Middle/Senior School](#) is a small, blended school that covers 6<sup>th</sup>-12<sup>th</sup> grades. Both schools are within a short walk or bike ride from 235 Park Street. Early learners can enjoy a Montessori-prepared environment at [Lyons Valley Preschool](#).

#### LYONS REGIONAL LIBRARY:

The Lyons Regional Library is a brand new, beautiful community-centered facility that is located downtown. The Library strives to provide access to quality resources and programs that will fulfill educational and cultural needs for the entire community. *(Photo courtesy: Lyons Regional Library)*

Website: <https://lyons.colibraries.org>



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#### LYONS HISTORY:

The first settlers of Lyons included the Native American Ute and Arapaho tribes. Additionally, the Shoshones, Pawnee, Cheyenne and Crow tribes were known to have hunted through the valley. E.S. Lyon and his wife came to the region in 1880 from Connecticut. The town was platted, named after Lyon and became incorporated in 1891.

Lyons became a quarry town due to all of the sandstone in the hills nearby. Those quarries were a booming business that brought the railroad to town. Sandstone was shipped on this system as far away as Chicago and New York. Several quarries remain active today and provide the beautiful stone for some of Colorado's most iconic buildings, sidewalks and other projects. You can see Lyons' famous stone in many of the beautiful buildings on the campus of the CU Boulder.

Residents are encouraged to learn more about the history of Lyons by visiting the Lyons Redstone Museum in the summer. The museum has been closed due to COVID-19, but you can enjoy a "walking" tour from the comfort of your couch by clicking here: <https://theclio.com/tour/910>

#### LYONS FIRE PROTECTION DISTRICT

The greater Lyons community is served by a very robust fire department that is a blend of paid firefighters and volunteers. The department prides itself on their quick response and trained, skilled and very dedicated members. In addition to continual training, the fire department has two fire stations and maintains a fleet of firefighting apparatus. The fire department is also a core member of the community, providing preparedness and public information.

Website: <https://www.lyonsfire.org/>



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### NASHVILLE OF THE ROCKIES: THE MUSIC SCENE

Lyons is a little town with a big sound. Home to [Planet Bluegrass](#), the festival grounds that bring world class musicians and thousands of fans into the community every summer for [RockyGrass](#), [Folks Fest](#) and a number of other seasonal concerts and festivals. The owners and producers behind Planet Bluegrass also manage the [Telluride Bluegrass Festival](#) from their offices in downtown Lyons.

Festivarians spend warm weekends soaking up the sun while enjoying the St. Vrain River which meanders through Planet Bluegrass. Local and visiting concert-goers sit on the grass in front of the main stage with scenic Steamboat Mountain as the dramatic backdrop.

Music is a strong cord in the fabric of the Lyons community. If you wander downtown in the evening, you might catch live music in local restaurants or a circle of friends playing their guitars and mandolins.

*(Photo courtesy: Planet Bluegrass)*



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#### COMMERCIAL BUSINESSES IN LYONS:

Lyons has many creative, independent businesses including shops, galleries, restaurants, breweries, distilleries and many services. For a complete list, visit the Town of Lyons website or the [Lyons Chamber of Commerce](#). Better yet, walk down Main or High Streets and grab a latte at [the Stone Cup](#) or [Barking Dog](#), have tacos at [Mojo](#), pizza at [Pizza Bar 66](#), some BBQ at [Smokin Daves](#) or enjoy a “flight of butter” at the world’s first “Butter Bar” at [Bella la Crema](#) on Main Street.

You won’t need to leave Main Street when doing your holiday shopping. The downtown district is home to [Western Stars Gallery](#), [Red Canyon Art](#), [Uniquely Lyons](#) and [Gatherings of a Lifetime](#). Main Street is anchored by the beloved [St. Vrain Market](#) which offers high quality groceries, meats and delicious sandwiches, bakery goods and prepared meals.

Lyons is also home to the original Oskar Blues Brewery which was the pioneer of craft beer in a can. In the spring of 2021, a new brewery, MainStage opened in May in the heart of downtown and offers outdoor seating and live music. The [A-Lodge](#) is a small and charming motel that was just remodeled and will open a beer garden in the summer of 2021. Lyons is also home to the country’s first Tiny Home Resort, [WeeCasa](#).

Lyons has always inspired creativity and that is evident in the many unique and pioneering businesses that thrive in this community. The commercial district along Main and High Streets also provides the backdrop for the annual Halloween Parade and Parade of Lights as well as art walks and installations, sporting events and traditional community events like Good Old Days. The business community continually provides sponsorships and support for other recreational events like the [Lyons Outdoor Games](#) and the [Old Man Winter Rally](#).



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### PRIMARY NONPROFITS SUPPORTING LYONS:

A healthy and dedicated philanthropic energy in Lyons has helped to create numerous charitable pursuits, a thriving PTO and Booster Clubs as well as the creation of two nonprofit organizations that provide human services and cultural enrichment to the community.

[LYONS EMERGENCY ASSISTANCE FUND \(LEAF\)](#): provides safety net services to residents in the greater Lyons region. This includes a food pantry, basic needs, Lyons Meals on Wheels and Mental Wellness services.

[LYONS COMMUNITY FOUNDATION \(LCF\)](#): provides support to other nonprofits (including LEAF) as well as scholarships, funding for cultural events, art installations and many other programs to inspire positive impacts to the community. LCF has also provided grant programs after natural disasters and the 2020 pandemic.

Residents are encouraged to volunteer and donate to these organizations to continue the spirit of giving in the community. *(Photo courtesy: LEAF)*



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