



**Elementary:** Lyons  
**Middle/Jr.:** Lyons  
**High School:** Lyons  
**School District:** St Vrain Dist Re 1j

**Lot SqFt:** 152,024 **Approx. Acres:** 3.49  
**Elec:** Xcel **Water:** Well  
**Gas:** Propane **Taxes:** \$8,547/2021  
**PIN:** **Zoning:** F  
**Waterfront:** Yes **Water Meter Inst:** No  
**Water Rights:** No **Well Permit #:** 199210  
**HOA:** No  
**Metro Dist:** No

**Bedrooms:** 4 **Baths:** 5 **Rough Ins:** 0

| <u>Baths</u> | <u>Bsmt</u> | <u>Lwr</u> | <u>Main</u> | <u>Upr</u> | <u>Addl</u> | <u>Total</u> |
|--------------|-------------|------------|-------------|------------|-------------|--------------|
| Full         | 0           | 0          | 1           | 1          | 0           | 2            |
| 3/4          | 0           | 0          | 1           | 1          | 0           | 2            |
| 1/2          | 0           | 0          | 1           | 0          | 0           | 1            |

**All Bedrooms Conform:** Yes

| <u>Rooms</u> | <u>Level</u> | <u>Length</u> | <u>Width</u> | <u>Floor</u> |
|--------------|--------------|---------------|--------------|--------------|
| Primary Bd   | M            | 16            | 15           | Wood         |
| Bedroom 2    | M            | 13            | 12           | Wood         |
| Bedroom 3    | U            | 13            | 12           | Wood         |
| Bedroom 4    | U            | 14            | 12           | Wood         |
| Bedroom 5    | -            | -             | -            | -            |
| Bedroom 6    | -            | -             | -            | -            |
| Dining room  | M            | 17            | 10           | Wood         |
| Family room  | M            | 19            | 13           | Wood         |
| Great room   | -            | -             | -            | -            |
| Kitchen      | M            | 19            | 13           | Wood         |
| Laundry      | M            | 11            | 9            | Wood         |
| Living room  | M            | 17            | 19           | Wood         |
| Rec room     | M            | 18            | 10           | Other        |
| Study/Office | U            | 12            | 8            | Wood         |

### 3363 Riverside Dr, Lyons 80540

**IREs MLS # :** 970252

**\$2,175,000**

**RESIDENTIAL-DETACHED**

**ACTIVE**

**Locale:** Raymond

**County:** Boulder

**Subdivision:** Alpine

**Legal:** Lots 49 through 54 inclusive, Alpine Subdivision in the Northeast Quarter of the Southeast Quarter of Section 8 Township 2 North, Range 72 West of the 6th P.M., County of Boulder, State of Colorado.

**Total SqFt All Lvl:** 3577 **Basement SqFt:** 0  
**Total Finished SqFt:** 3577 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 3577 **Main Level SqFt:** 2575  
**Upper Level SqFt:** 1002 **Addl Upper Lvl:**

**# Garage Spaces:** 2 **Garage Type:** Attached

**Garage SqFt:** 590

**Built:** 2010

**SqFt Source:** Other

**New Const:** No

**Builder:**

**Model:**

**New Const Notes:**

**Listing Comments:** Riverhaus...One of the most magical settings in Boulder County. A rare opportunity to have a well-designed custom home with exceptional mountain modern finishes in an exquisite riverside location that backs to national forest. Private but well-located within proximity to the regions most important offerings. Mountain modern blending the finest quality with materials that enhance the natural landscape. Dramatic cedar/stone siding includes hand-selected river rocks from the property. Double-sided (...)

**Driving Directions:** From Lyons take Hwy 7 towards Allenspark. Take the Raymond exit which is 1/4 mile west of mile marker 20. At the bottom of the hill, veer right (Raymond Store Cabins will be on your left). Bridge to house will be on your left side.

#### Property Features

**Style:** 2 Story **Construction:** Wood/Frame, Stone, Wood Siding **Roof:**

Composition **Roof Type:** Contemporary/Modern **Outdoor Features:**

Storage Buildings, Balcony, Patio, Deck, RV/Boat Parking, Heated Garage

**Location Description:** Wooded Lot, Evergreen Trees, Deciduous Trees, Native Grass, Abuts Stream/Creek/River **Views:** Water View

**Road Access:** County Road/County Maintained

**Road Surface at Property Line:** Blacktop Road **Basement/Foundation:**

No Basement **Heating:** Radiant Heat **Cooling:** Whole House Fan

**Inclusions:** Window Coverings, Gas Range/Oven, Double Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Water Filter

Owned **Energy Features:** Double Pane Windows, Energy Survey

Complete, Solar PV Owned **Design Features:** Eat-in Kitchen, Separate

Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-in Closet, Washer/Dryer Hookups, Wood Floors, Kitchen Island, French

Doors, 9ft+ Ceilings, Beamed Ceilings **Primary Bedroom/Bath:** Full

Primary Bath, Tub+Shower Primary, Luxury Features Primary Bath, 5

Piece Primary Bath **Fireplace:** 2+ Fireplaces, Gas Fireplace, Multi-sided

Fireplace, Living Room Fireplace, Family/Recreation Room Fireplace,

Dining Room Fireplace **Utilities:** Electric, Propane **Water/Sewer:** Well,

Cistern, Septic **Ownership:** Private Owner **Possession:** Delivery of Deed

**Property Disclosures:** Seller's Property Disclosure, Home Warranty

**Flood Plain:** 100 Year/High Risk, Minimal Risk **Possible Usage:** Single

Family, Business **New Financing/Lending:** Cash, Conventional

**Exclusions** - All sellers personal property and staging furnishings

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Prepared By: Laura Levy - Jul 12, 2022, 12:36:08 PM

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