

CUSTOM PROPERTY FEATURES

1970 Tincup Court, Boulder

RECENT UPDATES

- New roof, summer 2026
- Fresh exterior paint, July 2026
- Patio and deck refinished, July 2026
- New Marvin windows and doors throughout, 2019
- New fiberglass front door, 2019
- New air conditioning and furnace, 2022
- Whole-house humidifier

KITCHEN

- New Frigidaire refrigerator with ice maker, 2025
- New LG microwave, 2025
- High-end LG dishwasher, 2025
- Samsung five-burner gas range with electric divided oven
- Granite countertops and shaker cabinetry
- Large island with bar seating
- Walk-in pantry
- Wood-paneled ceiling with skylights

MAIN LEVEL

- Entry with tile flooring into the kitchen
- Sunken living room with wood-burning fireplace and large windows
- Family room with A-frame windows framing Open Space and mountain views toward Eldorado Springs
- Wood-paneled ceiling detail
- Dining room with hardwood floors, built-in bar buffet, and slider to the patio
- Second slider from the family room to the deck
- Powder room

LOWER LEVEL

- Family room, bedroom & three-quarter bathroom
- Laundry room with tile floors
- Large unfinished storage area with vapor barrier

UPPER LEVEL

- Hardwood floors
- Primary suite with wood-beam ceiling and oversized slider to a private balcony overlooking Open Space
- Remodeled primary bathroom with walk-in closet, separate soaking tub, double-sink granite vanity, and large shower
- Two bedrooms with ceiling fans, double closets, wood detailing, and large windows
- Full bathroom

MUDROOM & PARKING

- Oversized mudroom off the garage with second refrigerator, cabinetry, and vaulted ceilings
- Drop-zone and gear storage
- Attached two-car garage plus an additional parking space beside the garage
- Neighborhood guest parking

OUTDOOR & SETTING

- Backs directly to Boulder County Open Space
- Trail access out the back door via the Lehigh Connector Trailhead
- Deck, stone patio, and stone path
- Low-maintenance yard
- Quiet cul-de-sac with mature pine trees
- Shanahan Ridge location near the community pool and Harlow Platts Community Park



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