



# 2010 mariposa boulder colorado



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### property information

Style: Two Story  
Construction: Wood/Frame  
Taxes: \$8,199/2007  
Bedrooms: 4  
Bathrooms: 4  
Lot Size (approx): .22 Acre

Garage: 2 Car Dettached  
Floors: Carpet, Wood, Tile  
Roof: Composition Roof  
Fireplaces: 2+ Fireplaces  
Utilities: Gas/Electric/Solar  
Square Feet: 5,665

Year Built: 2005  
Heat/Cooling: Forced Air, Central Air  
Water/Sewer: City Water, City Sewer  
Possession: 1-3 Days After Closing  
Zoning: Residential



### room sizes

Kitchen:.....21' x 20' Wood Floor  
Dining Room:.....17' x 16' Wood Floor  
Family Room:.....19' x 18' Wood Floor  
Great Room:.....34' x 21' Carpeted Floor  
Master Bedroom:.....19' x 16' Carpeted Floor

Bedroom 2: ..... 16' x 15' Carpeted Floor  
Bedroom 3: .....16' x 13' Carpeted Floor  
Bedroom 4:.....16' x 12' Carpeted Floor  
Rec Room: .....15' x 14' Carpeted Floor  
Study/Office:.....19' x 13' Wood Floor



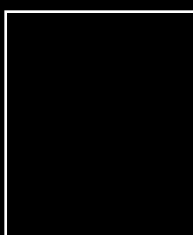
### schools

Boulder Valley District RE2

Elementary: Creekside  
Middle: Manhattan  
Senior: Boulder

**inclusions** Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Central Vacuum, Garage Door Opener

**directions** From Broadway, South to Baseline, West to 18th, South (Left) to home.



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Realtor

## BODIN REALTY INTERNATIONAL

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View a virtual tour of this property at [www.BodinRealty.com](http://www.BodinRealty.com)



# Quality Abounds

Exceptional high quality craftsmanship graces this Frank Lloyd Wright inspired prairie style home within walking distance to Chautauqua Park. This 4 bedroom 4 bath home features 5665 square feet of casual elegance. The inviting warmth of the entry sets up the feel for this distinctive residence. Stately 8' leaded French doors leading into the study with a sitting room and fireplace, beautiful custom walnut built-ins with recessed lighting. Wide plank walnut floors and 10' ceilings grace the entire main level of the home.



The kitchen was designed without compromise and includes all the tools a master chef could want including Irpina cabinets, a six burner 48" Wolf range with stainless hood, two Asko dishwashers, 48" Sub-Zero stainless refrigerator a large center island features slab granite and wood butcher block, 2 custom made stainless sinks and a large pantry. A window filled 10x10 breakfast nook with the 5x8 butler's pantry leading into the dining room enhances this state of the art kitchen.

A dramatic upper level master bedroom suite looks out over the Flatirons and features a 10x10 sitting area. The luxurious master bath features Kohler sinks, Grohe faucets, travertine floors and tops, an air-jetted Bain Ultra tub, a huge shower with 3 shower heads and separate his and hers vanity areas. Two large, additional bedrooms and a nicely sized bath and laundry room finish off this level.

The adjacent family room adds beauty and warmth to the entire area with a full stone wall and a stunning fireplace. A sixteen foot wide sliding glass door opens to the outdoor room where you can enjoy a wonderful late night dinner by the fire. The distributed audio system, which provides audio entertainment throughout the home, can also be enjoyed from the outdoor room and large, private rear yard.



The wide stairway with custom, iron banisters blends beautifully with the walnut flooring leading to the upper level with nine foot ceilings. A balcony opens up the hallway over looking the entryway blending this custom new home with an old world charm.

The lower level features a large, warm great room, home theater, wet bar, walk-in wine cellar, exercise room and guest suite.

