

\$8,000,000 - 5163 Independence Rd, Boulder

MLS® #7070794 Listing Office Compass Colorado, LLC - Boulder

\$8,000,000

4 Bedroom, 3.00 Bathroom, 3,247 sqft
Residential on 80 Acres

BOULDER, Boulder, CO

RURAL LIVING MINUTES FROM DOWNTOWN Step into this 80-acre postcard setting and feel city stress melt away. Just 2.5 miles from downtown Boulder, this extraordinary land is home to owls, fox, deer, wild turkey, and eagles, with 3500 feet of lazy Four Mile Canyon Creek banks surrounded by towering cottonwoods and wild plum trees. This land has staggering panoramic views from Longâ€™s Peak to the Flatirons. Enjoy approximately 50 acres of organic farmland, 21 Class A Shares (approx 14-acre feet) of Boulder & White Rock Ditch for irrigation, senior creek water rights, hundreds of native plants/trees, wildlife habitat and access to miles of hiking trails. Current structures include farmhouse, barn, greenhouse, corral and outbuildings. Parcel may be subdividable into no more than two lots, buyer to verify if subdivision is possible. Use it for a peaceful retreat, organic farming, or a private home.

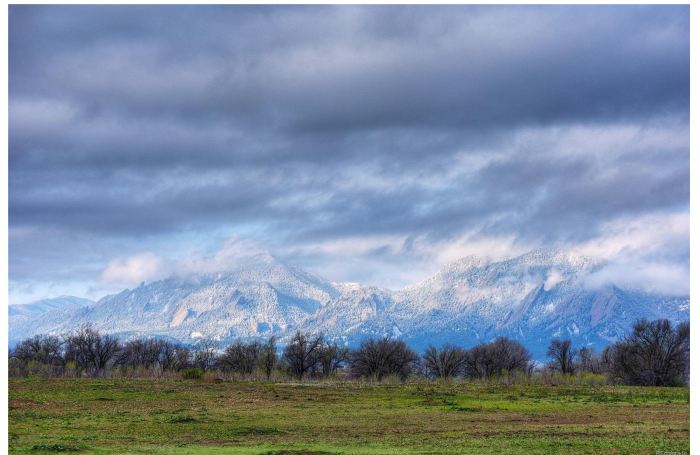


Listing Courtesy of Compass Colorado, LLC - Boulder

Built in 1902

Essential Information

MLS® #	7070794
Price	\$8,000,000
Bedrooms	4
Bathrooms	3.00



Full Baths	1
Half Baths	1
Square Footage	3,247
Acres	80.00
Year Built	1902
Type	Residential
Sub-Type	Detached Single Family
Style	2 Story
Status	Active

PropertyValuationSnippet

PropertyValuationSnippet 7070794

Community Information

Address	5163 Independence Rd
Subdivision	BOULDER
City	Boulder
County	Boulder
State	CO
Zip Code	80301

Amenities

Features	Adjacent to Open Space, Borders Public Land, Historical District, Irrigated, Protected Watershed, Suitable for Grazing, Waterfront
Parking	None
View	City View, Mountain View, River/Lake View
Is Waterfront	Yes

Interior

Heating	Baseboard
Cooling	None

Exterior

Exterior Features	Pond/Lake, Utility Shed
Lot Description	0.00
Roof	Composition Shingles
Construction	Frame

School Information

District	Boulder RE-2
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Elementary	Crest View
Middle	Centennial
High	Boulder

Additional Information

Zoning	RR
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