455 Erie Drive
Boulder, CO 80303
COMMUNITY: Frasier Meadows

MLS # 904897, 3100894
PRICE $1,250,000








Single Family | 3819 SQFT | 6 Beds | 4 Baths | 2 Car | 0.55 Acre

PROPERTY DETAILS

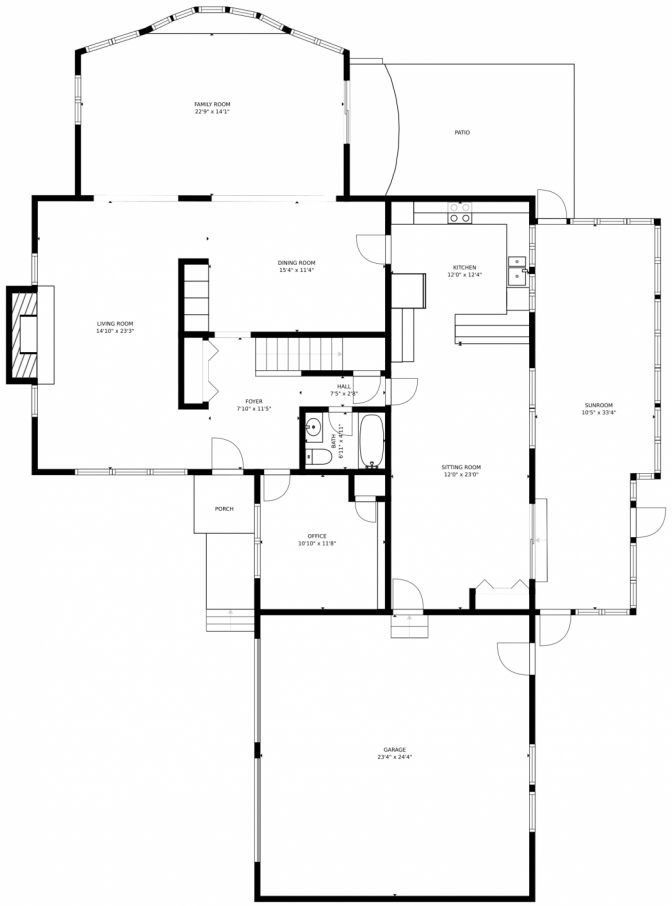
Outstanding location for oversize premier lot in Frasier Meadows with excellent landscaping, mature trees.Home backs to open area to the west, on quiet street. Traditional home holds appeal for many wanting large open spaces for entertaining. Big living room with fireplace opens to 10 yr old spacious solarium, opening to large formal dining room with custom built-in hutch. Kitchen and family room extend across back of house, opening to huge screen porch with vaulted ceilings. Backyard offers wonderful activity areas (1/2 acre lot, 230 ft. deep). First floor has office with closet off entry that could be 7th bedroom with full bath adjacent. Upstairs are 4 bedrooms, 2 full baths, laundry. Basement has large family room, 2 non-conforming bedrooms, 3/4 bath and storage room. Excellent layout and design are offered in this house that has been very well maintained. Kitchen and 4 baths are original, giving buyer the chance to make their own design choices. Excellent opportunity to update a wonderful home in private feeling location with close access to CU and central Boulder.



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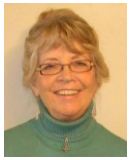
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455 Erie Drive, Boulder, CO 80303 — Main



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

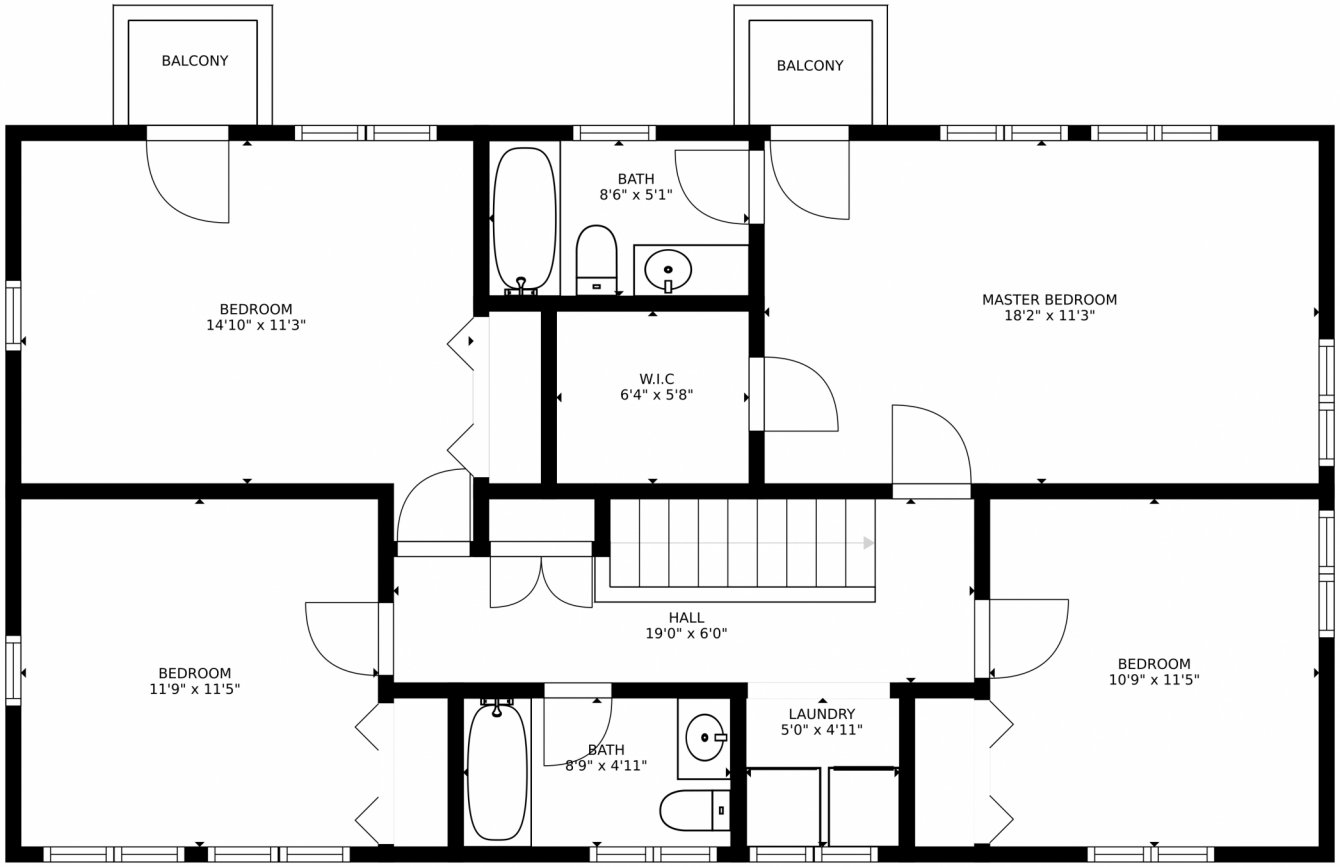
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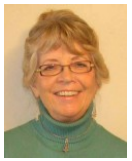
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455 Erie Drive, Boulder, CO 80303 — 2nd Level



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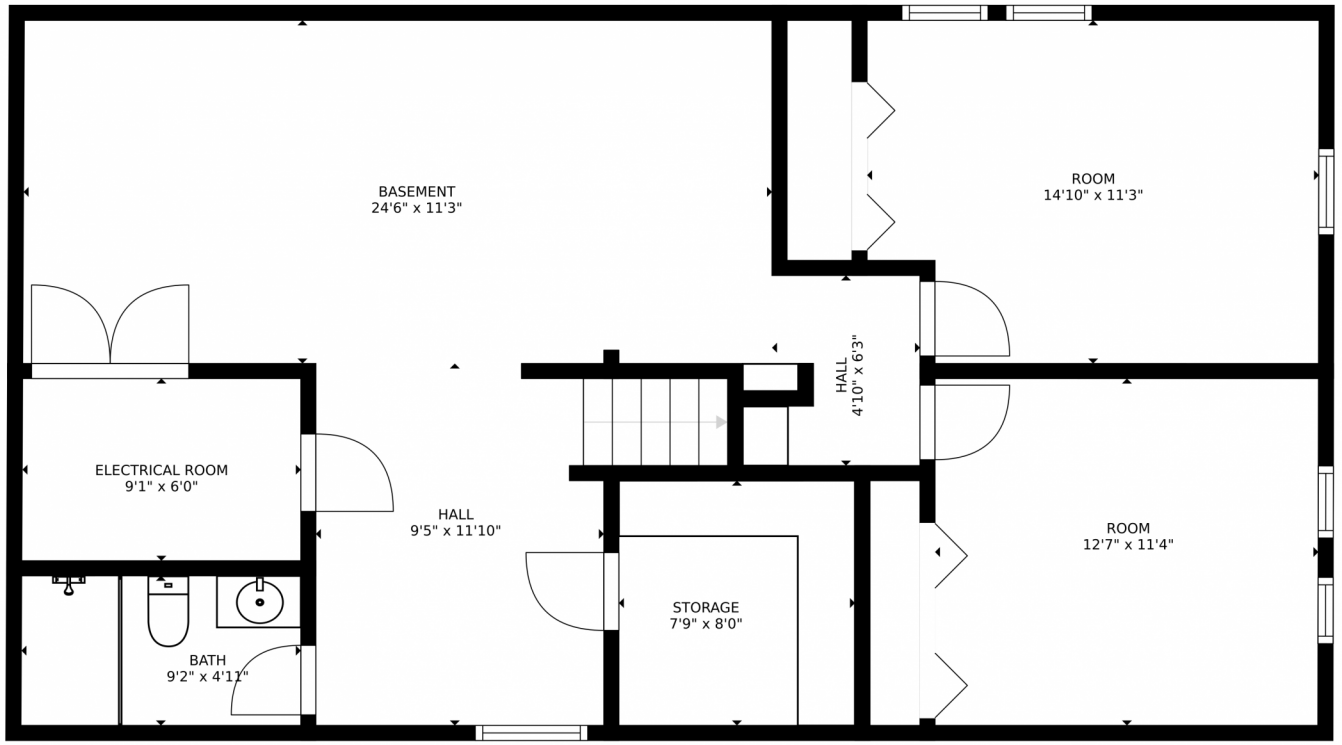
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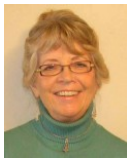
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455 Erie Drive, Boulder, CO 80303 — Lower Level



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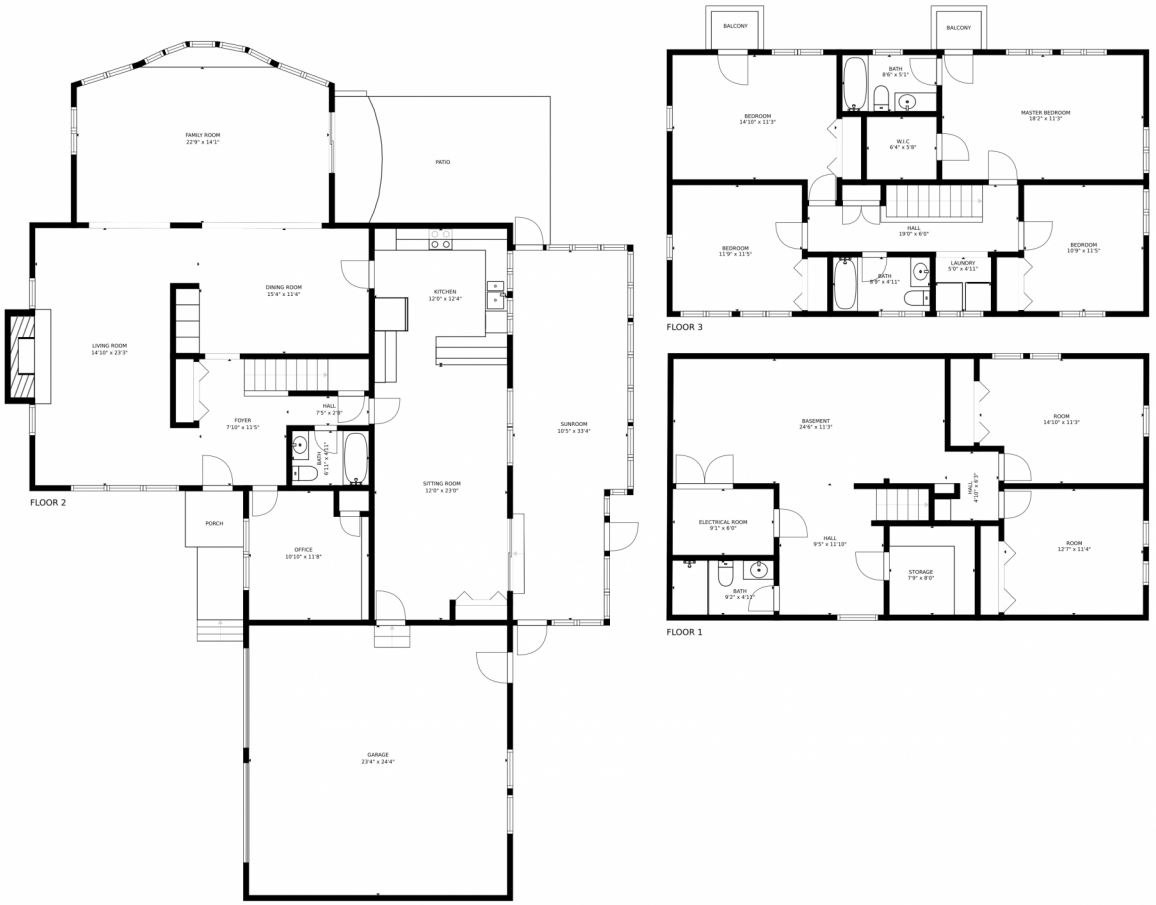
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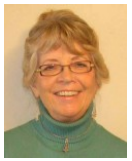
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455 Erie Drive, Boulder, CO 80303 — All Levels



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