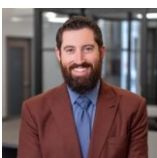




 Single Family  1766 SQFT  3 Beds  2 Baths  4.15 Acre

## PROPERTY DETAILS

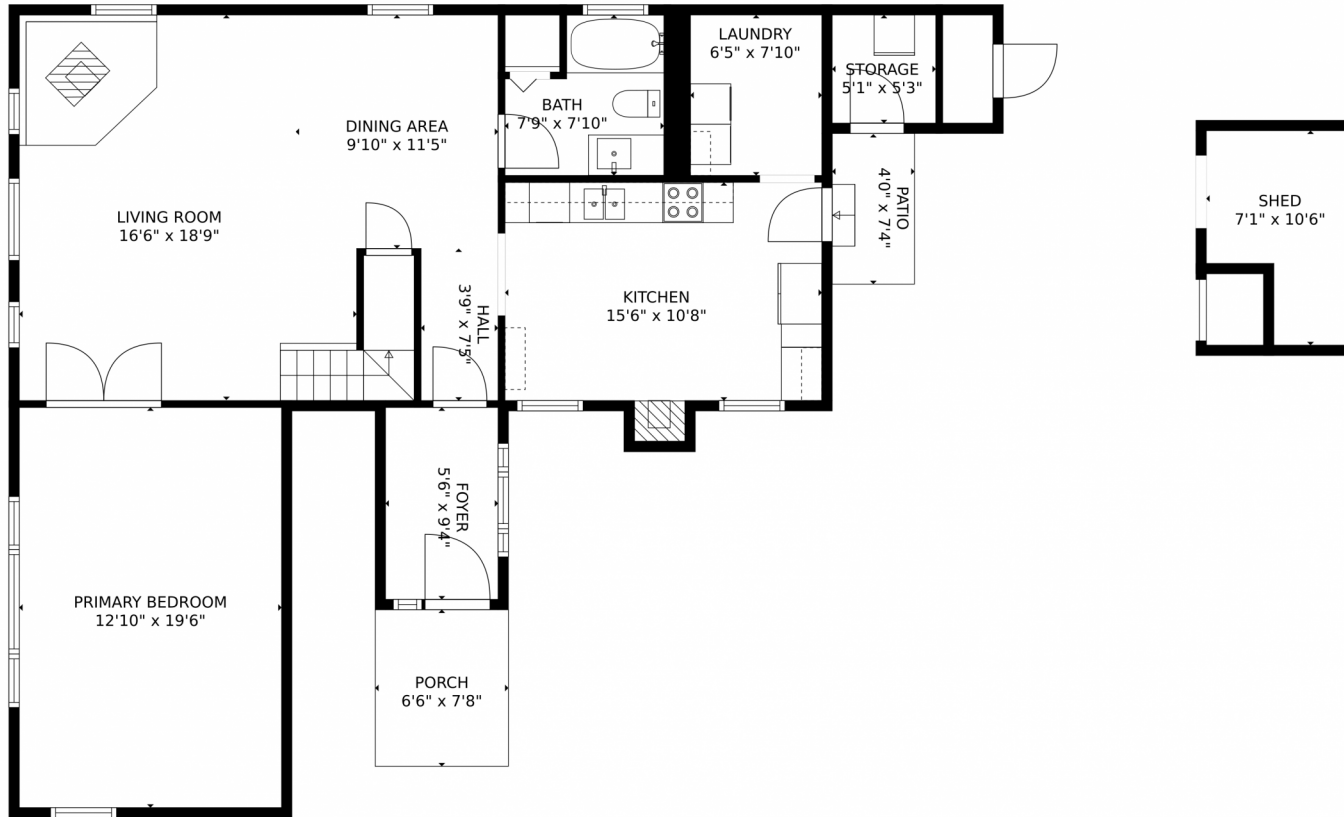
Charming 3-bedroom, 2-bath home on 4.14 acres in picturesque Nederland. Surrounded by towering pines, this property offers tranquility and modern living, perfect for nature lovers. The spacious living area features large windows with stunning views and a cozy wood-burning fireplace for chilly evenings. The well-appointed kitchen has ample counter space for culinary delights or enjoying coffee with a view. With four bedrooms, there's plenty of space for family and guests. The stylish bathrooms are ideal for relaxation after outdoor adventures. Outside, enjoy entertaining or solitude on expansive grounds, perfect for gardening or activities. Conveniently located near Nederland and 20 minutes from Boulder!



**Mike Bruce**  
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# 345 Shady Hollow, Nederland, CO 80466 – Main Level



GROSS INTERNAL AREA  
Below Ground: 165 sq. ft, FLOOR 2: 1048 sq. ft, FLOOR 3: 879 sq. ft  
EXCLUDED AREAS: STORAGE: 588 sq. ft, SHED: 72 sq. ft, GARAGE: 1427 sq. ft,  
UNDEFINED: 36 sq. ft, PATIO: 120 sq. ft, PORCH: 50 sq. ft,  
FIREPLACE: 4 sq. ft, OPEN TO BELOW: 112 sq. ft  
TOTAL: 2092 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



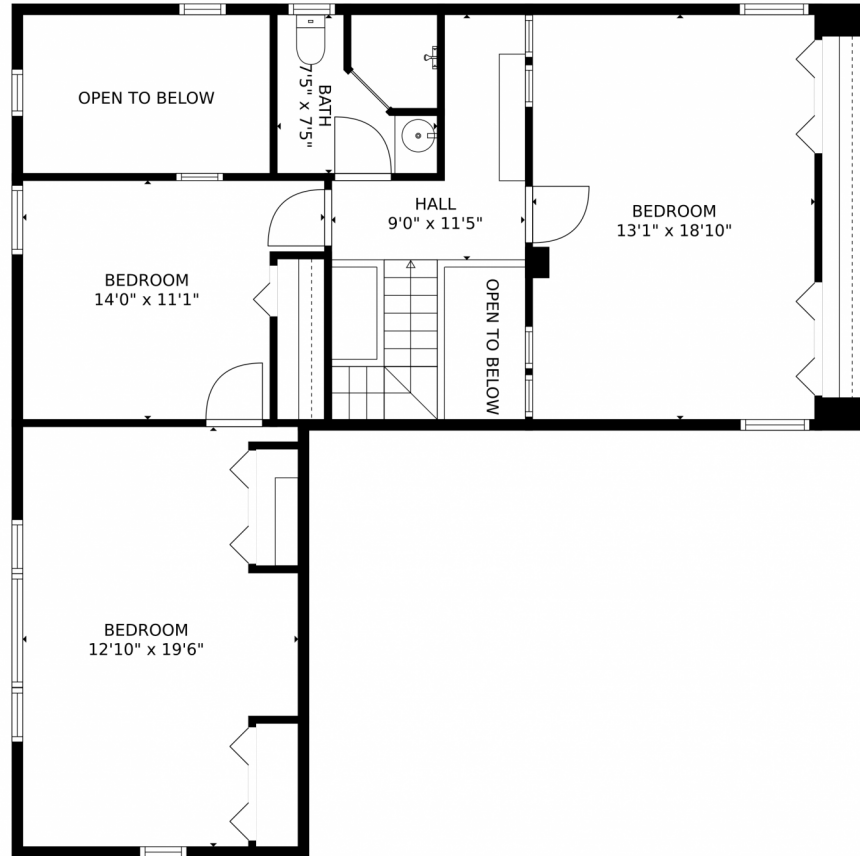
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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# 345 Shady Hollow, Nederland, CO 80466 – Upper Level



GROSS INTERNAL AREA  
Below Ground: 165 sq. ft, FLOOR 2: 1048 sq. ft, FLOOR 3: 879 sq. ft  
EXCLUDED AREAS: STORAGE: 588 sq. ft, SHED: 72 sq. ft, GARAGE: 1427 sq. ft,  
UNDEFINED: 36 sq. ft, PATIO: 120 sq. ft, PORCH: 50 sq. ft,  
FIREPLACE: 4 sq. ft, OPEN TO BELOW: 112 sq. ft  
TOTAL: 2092 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

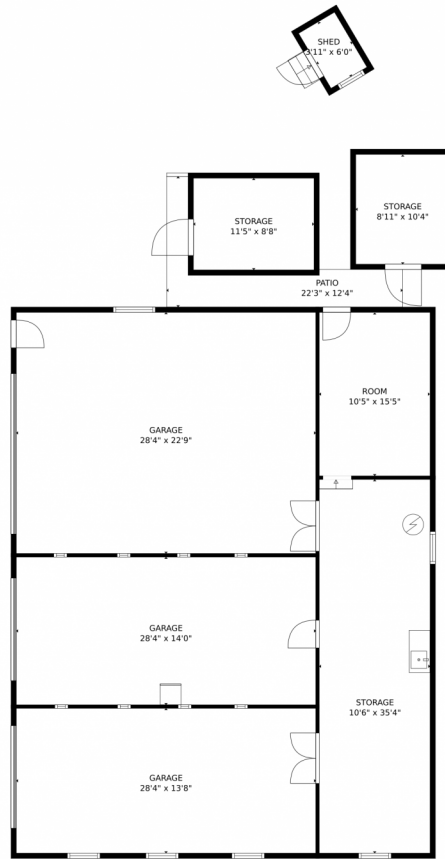


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# 345 Shady Hollow, Nederland, CO 80466 – Garage



GROSS INTERNAL AREA  
Below Ground: 165 sq. ft, FLOOR 2: 1048 sq. ft, FLOOR 3: 879 sq. ft  
EXCLUDED AREAS: STORAGE: 588 sq. ft, SHED: 72 sq. ft, GARAGE: 1427 sq. ft,  
UNDEFINED: 36 sq. ft, PATIO: 120 sq. ft, PORCH: 50 sq. ft,  
FIREPLACE: 4 sq. ft, OPEN TO BELOW: 112 sq. ft  
TOTAL: 2092 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



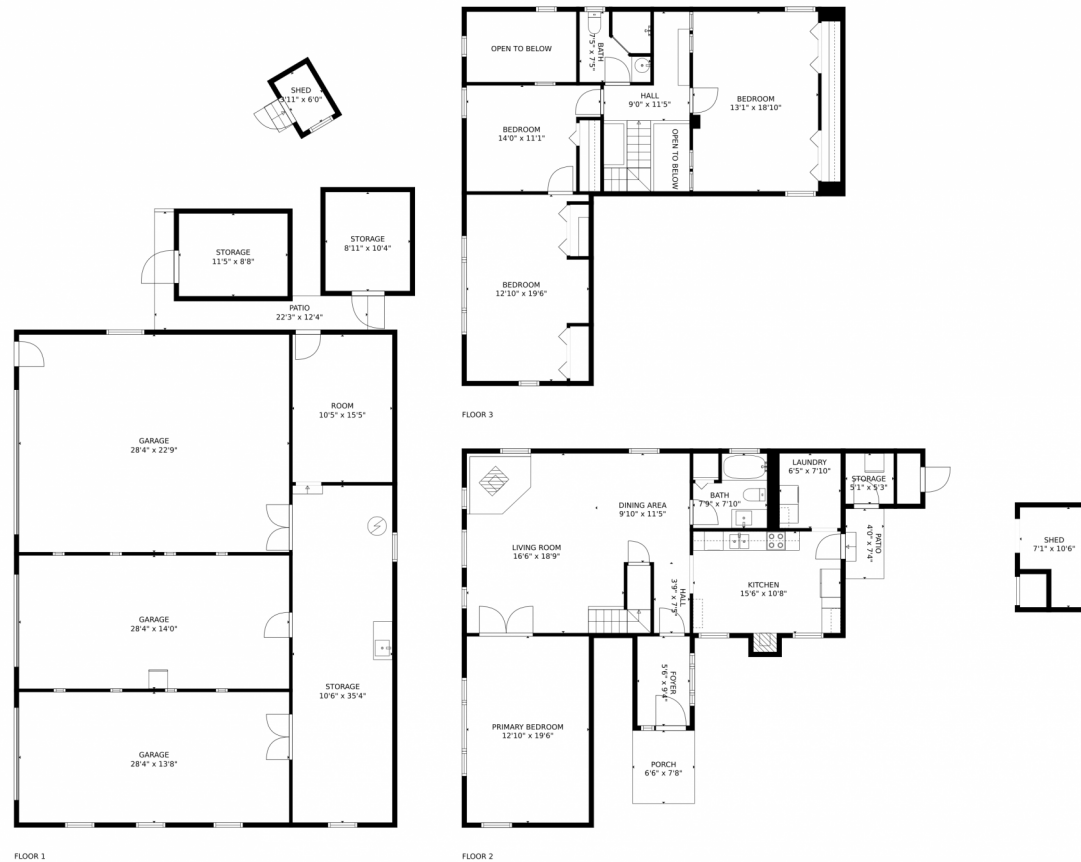
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# 345 Shady Hollow, Nederland, CO 80466 – All Levels



**GROSS INTERNAL AREA**  
 Below Ground: 165 sq. ft, FLOOR 2: 1048 sq. ft, FLOOR 3: 879 sq. ft  
 EXCLUDED AREAS: STORAGE: 588 sq. ft, SHED: 72 sq. ft, GARAGE: 1427 sq. ft.  
 UNDEFINED: 36 sq. ft, PATIO: 120 sq. ft, PORCH: 50 sq. ft,  
 FIREPLACE: 4 sq. ft, OPEN TO BELOW: 112 sq. ft  
**TOTAL: 2092 sq. ft**  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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