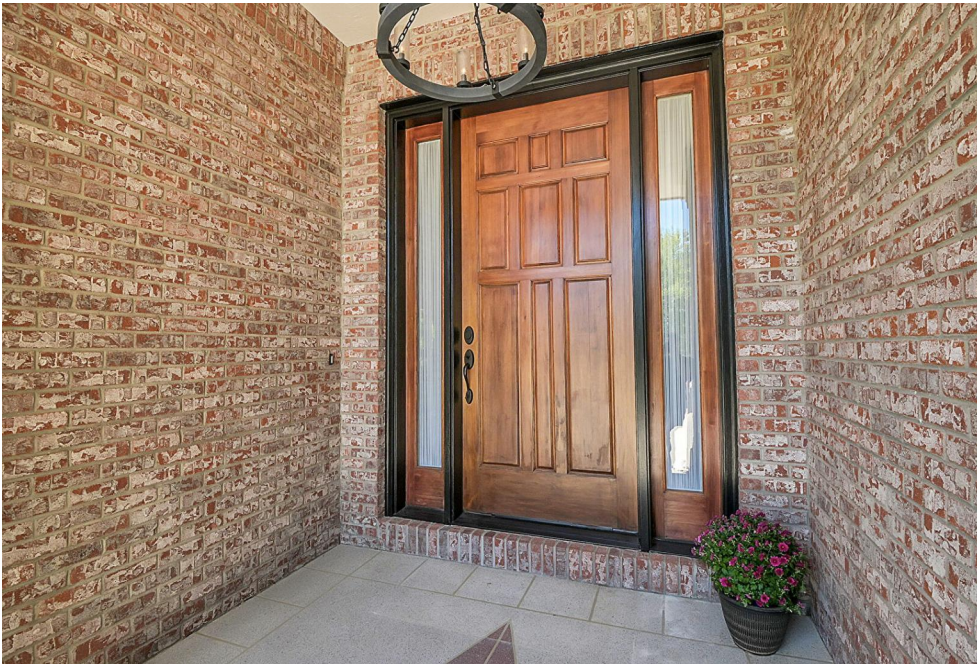


COMPASS

598 Brainard Circle
Lafayette, CO 80026
COMMUNITY: Indian Peaks

MLS # IR1016414
PRICE \$1,495,000



Single Family



4986 SQFT



4 Beds



3/1 Baths



3 Car



0.22 Acre

PROPERTY DETAILS

Experience stunning mountain views in this beautiful home! With 9-20' ceilings and large west-facing windows, the space is designed for livability. Greet friends in the grand entry and entertain in the great room and chef's kitchen, or enjoy drinks on the mahogany deck. The primary suite offers breathtaking views of Boulder city lights and the Rockies from a private sunbathing deck. The bright walk-out lower level features a versatile studio layout with a pool table and exercise area. The landscaped backyard, complete with rock terraces and easy maintenance, enhances outdoor living. Schedule your showing today!



Brian MacDonald

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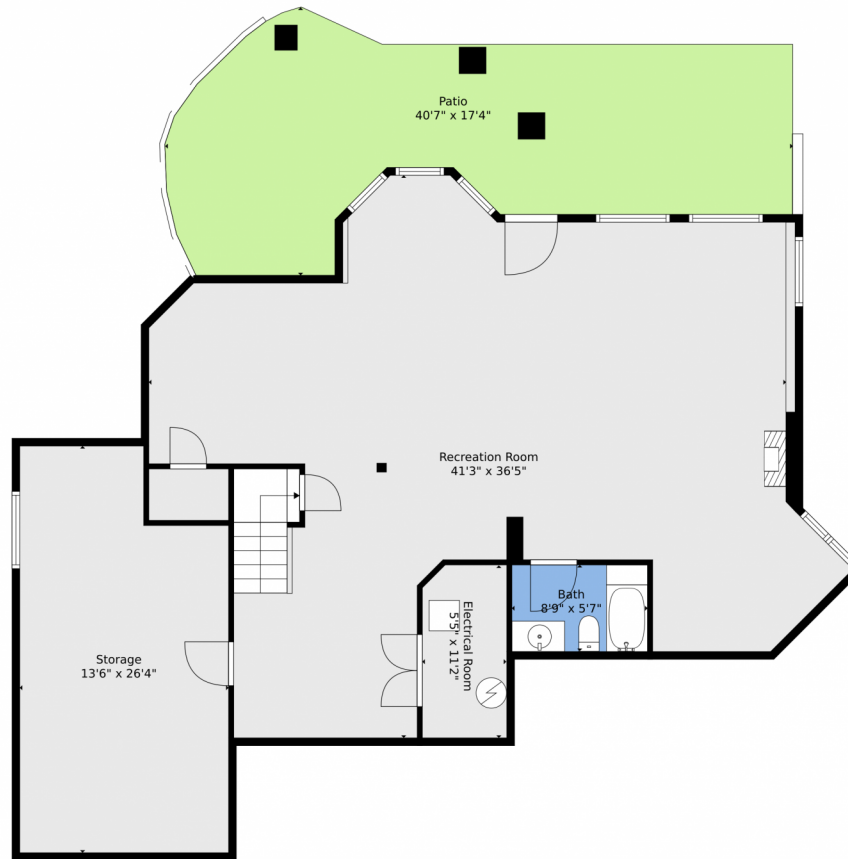
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598 Brainard Circle, Lafayette, CO 80026 – Lower Level



TOTAL: 4168 sq. ft
BELOW GROUND: 1144 sq. ft, FLOOR 2: 1596 sq. ft, FLOOR 3: 1428 sq. ft
EXCLUDED AREAS: PATIO: 847 sq. ft, STORAGE: 328 sq. ft, ELECTRICAL ROOM: 60 sq. ft,
PORCH: 84 sq. ft, DECK: 301 sq. ft, GARAGE: 635 sq. ft,
BALCONY: 187 sq. ft, OPEN TO BELOW: 123 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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



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598 Brainard Circle, Lafayette, CO 80026 – Main Level



TOTAL: 4168 sq. ft
BELOW GROUND: 1144 sq. ft, FLOOR 2: 1596 sq. ft, FLOOR 3: 1428 sq. ft
EXCLUDED AREAS: PATIO: 847 sq. ft, STORAGE: 328 sq. ft, ELECTRICAL ROOM: 60 sq. ft,
PORCH: 84 sq. ft, DECK: 301 sq. ft, GARAGE: 635 sq. ft,
BALCONY: 187 sq. ft, OPEN TO BELOW: 123 sq. ft

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598 Brainard Circle, Lafayette, CO 80026 – Second Level



TOTAL: 4168 sq. ft
BELOW GROUND: 1144 sq. ft, FLOOR 2: 1596 sq. ft, FLOOR 3: 1428 sq. ft
EXCLUDED AREAS: PATIO: 847 sq. ft, STORAGE: 328 sq. ft, ELECTRICAL ROOM: 60 sq. ft,
PORCH: 84 sq. ft, DECK: 301 sq. ft, GARAGE: 635 sq. ft,
BALCONY: 187 sq. ft, OPEN TO BELOW: 123 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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598 Brainard Circle, Lafayette, CO 80026 – All Levels



TOTAL: 4168 sq. ft
BELOW GROUND: 1144 sq. ft, FLOOR 2: 1596 sq. ft, FLOOR 3: 1428 sq. ft
EXCLUDED AREAS: PATIO: 847 sq. ft, STORAGE: 328 sq. ft, ELECTRICAL ROOM: 60 sq. ft,
PORCH: 84 sq. ft, DECK: 301 sq. ft, GARAGE: 635 sq. ft,
BALCONY: 187 sq. ft, OPEN TO BELOW: 123 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.

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