



8005 Emerald Lane
Broomfield, CO 80020
COMMUNITY: Elliot

MLS # 9862255
PRICE \$562,500



 Single Family  2371 SQFT  4 Beds  1/1 Baths  1 Car  0.35 Acre

PROPERTY DETAILS

On the surface, this brick ranch expresses mid century elements with its pitched living room ceilings, exposed beams, aesthetically pleasant tall corner set windows, and bond stacked brick exterior. The built in shelving elements throughout the home, abundant storage features, and open floorplan will surely inspire homeowners seeking a home with an authentic feel and a timeless character typically reserved for custom built homes. The East/West orientation combined with the elevated positioning of this residence offer exceptional natural lighting on the main level. Three spacious bedrooms on the main level, and a fourth on the lower level create some flexible living spaces for owners and those seeking rental income alike. Equally exciting is the lot and exterior potential. The ability to create privacy, add additional square footage, and live out your landscaping dreams all exist here, (per zoning regs, buyer to verify). The attached garage and 19x11 storage have the essential elements for additional shop and storage space. With newer interior, paint, carpet, and water heater, this home is move in ready, and all appliances are included. 4 new interior basement windows have been ordered and will be installed for the new owner. No HOA, No metro district! 20 minute drive to either Downtown or Boulder.



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8005 Emerald Lane, Broomfield, CO 80020 – All Levels



TOTAL: 2185 sq. ft
BELOW GROUND: 845 sq. ft, FLOOR 2: 1340 sq. ft
EXCLUDED AREAS: GARAGE: 390 sq. ft, ELECTRICAL ROOM: 25 sq. ft, LAUNDRY: 50 sq. ft,
STORAGE: 219 sq. ft, PORCH: 73 sq. ft, PATIO: 554 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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