

474 Leonards Rd
Boulder, CO 80302
COMMUNITY: Sunshine Canyon

MLS # 1038181
PRICE \$1,150,000



Single Family



3391 SQFT



5 Beds



3/1 Baths



2 Car



1.46 Acre

PROPERTY DETAILS

Mid-century style meets mountain serenity in this captivating Sunshine Canyon retreat - just 7 minutes from Broadway, yet a world away. Revel in sweeping views from multiple decks that embrace the home's elevated setting. The expansive kitchen, anchored by a generous island, is ideal for both everyday living and effortless entertaining. An adjacent sunroom invites quiet reflection, while a zen-inspired garden with deck is hot tub-ready, offering a tranquil escape under the stars. Thoughtful storage solutions, a powerful 6 kW solar system, and a pastoral backdrop complete this unique offering in one of Boulder's most coveted canyon communities.



Brooke Weathers

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474 Leonards Rd, Boulder, CO 80302 — Main



TOTAL: 3391 sq. ft
FLOOR 1: 1504 sq. ft, FLOOR 2: 1887 sq. ft
EXCLUDED AREAS: COVERED DECK: 675 sq. ft, SCREENED PORCH: 708 sq. ft, UTILITY: 114 sq. ft,
STORAGE: 255 sq. ft, ROOM: 246 sq. ft, GARAGE: 405 sq. ft,
PORCH: 238 sq. ft, BALCONY: 180 sq. ft, PATIO: 132 sq. ft,
DECK: 324 sq. ft, UNDEFINED: 29 sq. ft, FIREPLACE: 13 sq. ft
WALLS: 361 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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