



Single Family



2600 SQFT



The Bernardi Group
303-402-6000
bjones@thebernardigroup.com
<http://www.thebernardigroup.com>





TOTAL: 1895 sq. ft
FLOOR 1: 591 sq. ft, FLOOR 2: 1304 sq. ft
EXCLUDED AREAS: GARAGE: 412 sq. ft, UTILITY: 61 sq. ft, PATIO: 148 sq. ft,
COVERED PATIO: 181 sq. ft, FIREPLACE: 13 sq. ft, PORCH: 55 sq. ft,
COVERED DECK: 156 sq. ft, BAY WINDOW: 12 sq. ft, WALLS: 168 sq. ft

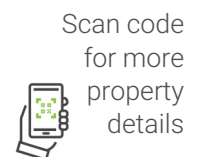
Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



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



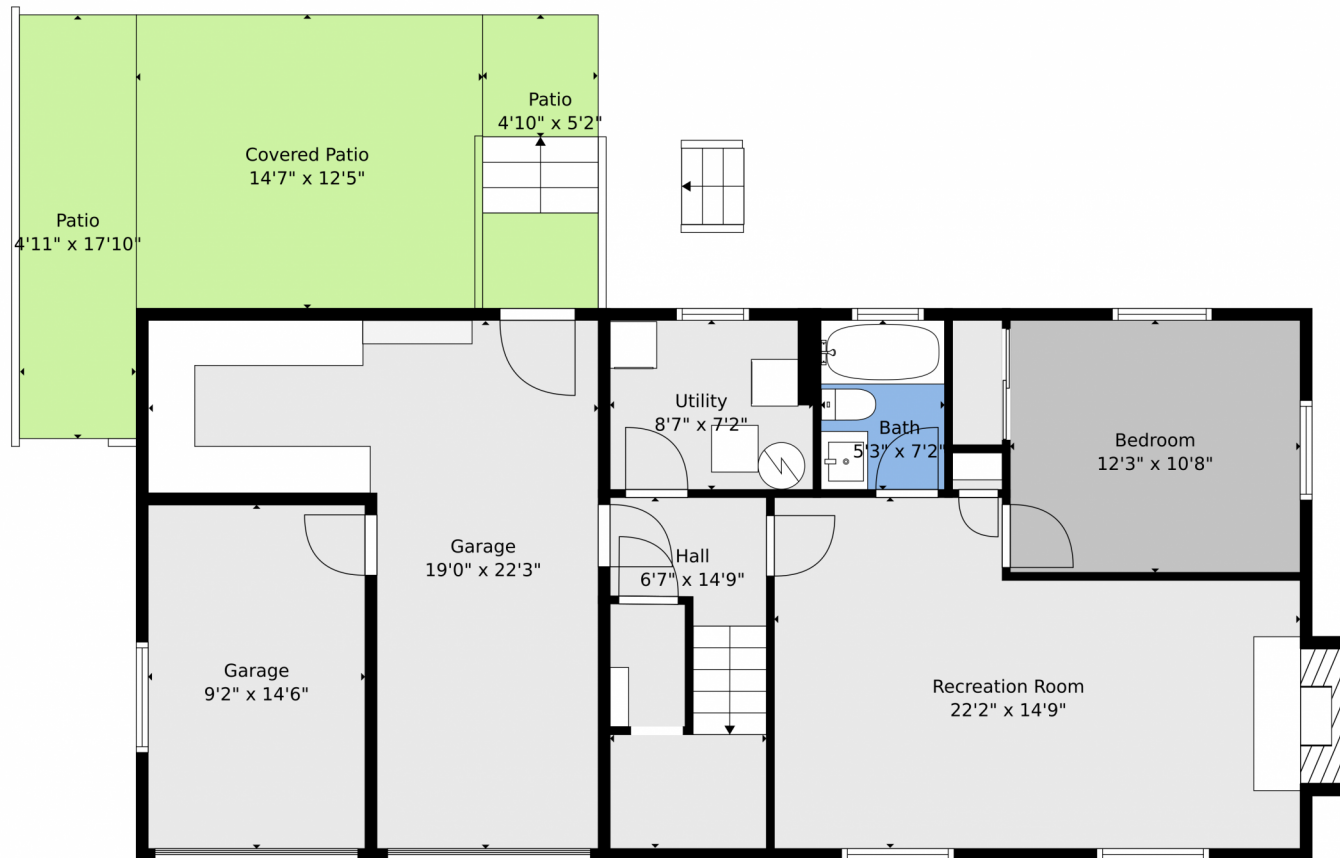
The Bernardi Group
303-402-6000
bjones@thebernardigroup.com
<http://www.thebernardigroup.com>



Scan code
for more
property
details



3450 Emerson Ave, Boulder, CO 80305 — Basement



TOTAL: 1895 sq. ft
FLOOR 1: 591 sq. ft, FLOOR 2: 1304 sq. ft
EXCLUDED AREAS: GARAGE: 412 sq. ft, UTILITY: 61 sq. ft, PATIO: 148 sq. ft,
COVERED PATIO: 181 sq. ft, FIREPLACE: 13 sq. ft, PORCH: 55 sq. ft,
COVERED DECK: 156 sq. ft, BAY WINDOW: 12 sq. ft, WALLS: 168 sq. ft

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



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



The Bernardi Group

303-402-6000

bjones@thebernardigroup.com

<http://www.thebernardigroup.com>



Scan code
for more
property
details



3450 Emerson Ave, Boulder, CO 80305 — All Levels



TOTAL: 1895 sq. ft
FLOOR 1: 591 sq. ft, FLOOR 2: 1304 sq. ft
EXCLUDED AREAS: GARAGE: 412 sq. ft, UTILITY: 61 sq. ft, PATIO: 148 sq. ft,
COVERED PATIO: 181 sq. ft, FIREPLACE: 13 sq. ft, PORCH: 55 sq. ft,
COVERED DECK: 156 sq. ft, BAY WINDOW: 12 sq. ft, WALLS: 168 sq. ft

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



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



The Bernardi Group
303-402-6000
bjones@thebernardigroup.com
<http://www.thebernardigroup.com>



Scan code
for more
property
details

