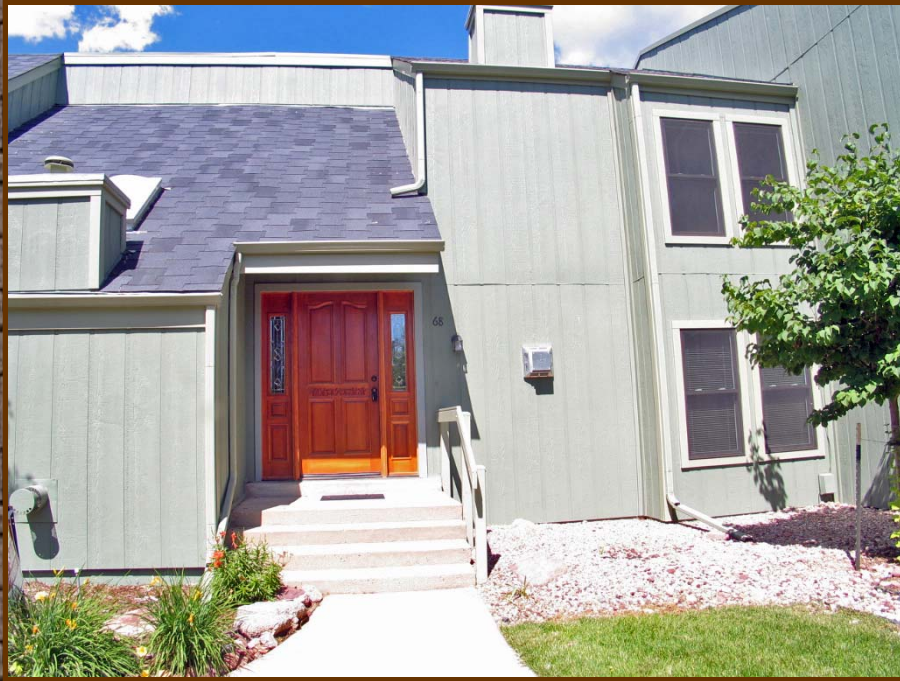


Just Outside Your Front Door!



Glorious views and trails abound right outside your front door! Enjoy an active lifestyle with everything Boulder has to offer in this gorgeous maintenance free townhome! Play tennis at the Devil's Thumb court, go hiking, climbing or biking in the bike friendly city or back country roads. Afterwards you can swim in the Olympic size pool and relax in the hot tub! A variety of fabulous dining options awaits you on nearby Pearl Street. Hop on I-36, only 5 minutes away, to head up to Flatirons or downtown Denver for the ultimate in shopping, nightlife and cultural events!

You will love cooking and entertaining in the spacious, updated eat-in kitchen with new cabinets, stainless steel appliances and granite countertops. The kitchen area spills out onto it's own private shaded courtyard. Imagine lazy weekend mornings eating breakfast or reading outside! In the winter you can cuddle up next to the fireplace with your own mini library right next to you on built-in bookshelves. This is the perfect place to enjoy solitude or entertain friends and family. For larger parties, the on-site clubhouse with kitchen located next to the pool may be reserved.

The upstairs has a roomy master bedroom with direct access to bath, its own sink and walk-in closet. The other two bedrooms have closet space and one would make a great office with a window looking out on the mountains.

You'll have plenty of time to do whatever you want because the HOA takes care of all landscaping and lawn work. All new exterior paint and roof will give you peace of mind for years to come. The two car garage has plenty of space for your car, bike and toys.

A top notch HOA management company runs like a true business and the board works hard to keep fees low and lines of communication open.

Boulder is one of the most prestigious and attractive cities in the country. It is a solid place to invest as over the years it has steadily appreciated and held it's value even in hard times. For lifestyle, investment value and beauty, you can't beat this opportunity!

68 Benthaven Place, Boulder, CO 80305

Call for Current Pricing





Features:

- Central A/C
- Cable Available
- Cable Installed
- Cul-De-Sac
- Dbl Pane Windows
- Dryer
- Disposal
- Dishwasher
- Formal Dining
- Garage Dr Opener
- Master Bdrm Sink
- Microwave Oven
- Master Bedroom
- Newer Paint
- Patio / Courtyard
- Quick Possession
- Refrigerator
- Smoke Alarm
- Self-Clean Oven
- Stove/Range/Oven
- Updated
- Vaulted Ceiling
- Washer
- Window Cover
- Wood Floors



| | |
|-------------------|------------------------|
| Bedrooms | 3 |
| Baths | 2 |
| Sq. Ft. | 1,540 |
| Garage | 2 – Car, Det. |
| Type | Townhouse |
| Style | Two-Story |
| Year Built | 1973 |
| Heating | Gas, Forced Air |
| Fireplace | 1, Living Room |



| | |
|---------------------|-----------------------|
| School Dist. | Boulder Valley |
| Elem. | Mesa |
| Middle | Bear Creek |
| Sr. High | Fairview |



Visit www.BoulderFoothillsHome.com

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Key Home Team

Dave Sachleben

19039 E. Plaza Drive, #270
Parker, CO 80134
(303) 909-0545 Fax (303) 731-4038
www.KeyHomeTeamColorado.com
Dave@KeyHomeTeam.com

