



1850 Iris Avenue  
Boulder, CO 80304

MLS # 1054200  
PRICE \$895,000



Single Family



2226 SQFT



3 Beds



2/1 Baths



2 Car



0.27 Acre

## PROPERTY DETAILS

Two buildable lots on .27 acre in central Boulder. This classic 3 bed, 2 bath home offers RL2 zoning, allowing for various options like updating, renting, or creating two detached units, a duplex, or townhomes (confirm with the city). The living room features a bay window and classic arches, leading to a large yard ideal for gardening. A new deck off the kitchen enhances outdoor living. The 3+ car garage can serve as a workshop or potential living space. Enjoy nearby shopping and dining in a charming suburban neighborhood that fosters community. This home is a great opportunity to embrace the Boulder lifestyle.



**Carole Kaye**

303-931-1709

ckayerltr@gmail.com

<https://www.bold-realty.com/>



Scan code  
for more  
property  
details



# 1850 Iris Avenue, Boulder, CO 80304 – All Levels



**TOTAL: 1313 sq. ft**  
 Basement 1: 0 sq. ft, 1st floor: 1313 sq. ft  
 EXCLUDED AREAS: LAUNDRY: 129 sq. ft, ROOM: 388 sq. ft, BASEMENT: 265 sq. ft,  
 GARAGE: 309 sq. ft, STORAGE: 307 sq. ft, ENTRY: 14 sq. ft,  
 PORCH: 37 sq. ft, DECK: 383 sq. ft, BAY WINDOW: 9 sq. ft,  
 WALLS: 227 sq. ft

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



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



**Carole Kaye**  
 303-931-1709  
 ckayerltr@gmail.com  
<https://www.bold-realty.com/>

