



# 821 LINCOLN PL, BOULDER

Superb location just steps to Chautauqua on a spacious lot! This bright and unique home boasts many of its original features including leaded glass, original wood floors, semi-circular arched front window and chiseled brick. Master has Fireplace and en-suite bath, updated kitchen with wonderful sunny breakfast room. Tons of character! Legal, licensed 1 bedroom ADU in basement with private entrance. Lovely yard with Flatiron views.

4 Beds • 4 Baths • 3,129 SQ FT • Offered at \$1,195,000



**KAROLYN MERRILL**

Broker Associate

303.817.2827

karolyn.corealtor@gmail.com





**IREs MLS # :** 876523 **PRICE:** \$1,195,000

821 Lincoln Pl, Boulder 80302

**RESIDENTIAL-DETACHED** **ACTIVE**  
**Locale:** Boulder **County:** Boulder  
**Area/SubArea:** 1/6  
**Subdivision:** University Place  
**Legal:** LOTS 27-28-29 BLK 28 UNIVERSITY PLACE  
**DOM:** 49  
**Website:** <https://www.iresis.com/go/mls/876523>

**Total SqFt All Lvl:** 3129 **Basement SqFt:** 1043  
**Total Finished SqFt:** 2607 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 2086 **Main Level SqFt:** 1043  
**Upper Level SqFt:** 1043 **Addl Upper Lvl:**  
**# Garage Spaces:** 1 **Garage Type:** Carport  
**Garage SqFt:**

**Built:** 1907 **SqFt Source:** Other

**New Const:** No

**Builder:** **Model:**

**New Const Notes:**

**Listing Comments:** CHECK OUT THE NEW LOOK! Superb location just steps to Chautauqua on a spacious lot! This bright and unique home boasts many of its original features including leaded glass, original wood floors, semi-circular arched front window & chiseled brick. Master has Fireplace & en-suite bath, updated kitchen with wonderful sunny breakfast room. Tons of character! Legal, licensed 1 BR ADU in basement with private entrance. Lovely yard with Flatiron views. **Broker Remarks:** Structural and Inspection Report available. Structure of Merit through City of Boulder - Not Historic Landmark! Please turn lights off. Enter the apartment through the exterior door to the right of main front door. Same lockbox code. Apartment and basement can be accessed through laundry room/half bath. Watch your step! Dimensions of apartment - 13x10 bedroom, 10x6 kitchen, 11x11 LR, full bath.

**Driving Directions:** Baseline to Lincoln

**Property Features**

**Style:** 2 Story **Construction:** Brick/Brick Veneer **Roof:** Composition Roof  
**Outdoor Features:** Patio **Location Description:** Evergreen Trees **Fences:** Partially Fenced **Views:** Foothills View **Basement/Foundation:** Full Basement, 90%+ Finished Basement **Heating:** Forced Air **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Disposal **Design Features:** Eat-in Kitchen, Separate Dining Room, Washer/Dryer Hookups, Skylights, Wood Floors **Master Bedroom/Bath:** 3/4 Master Bath **Fireplaces:** 2+ Fireplaces, Master Bedroom Fireplace, Dining Room Fireplace **Utilities:** Natural Gas **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Vacant not for Rent **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure **Flood Plain:** Minimal Risk **New Financing/Lending:** Cash, Conventional

**Elementary:** Flatirons  
**Middle/Jr.:** Manhattan  
**High School:** Boulder  
**School District:** Bldr Valley Dist Re2

**Lot SqFt:** 5,670 **Approx. Acres:** 0.13

**Elec:** Xcel **Water:** City

**Gas:** Xcel **Taxes:** \$5,699/2017

**PIN:** **Zoning:** Res

**Waterfront:** No **Water Meter Inst:** Yes

**Water Rights:** No **Well Permit #:**

**HOA:** No

**Bedrooms:** 4 **Baths:** 4 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	0	1	0	2
3/4	0	0	0	1	0	1
1/2	0	0	1	0	0	1

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	15	15	Wood
Bedroom 2	U	11	10	Wood
Bedroom 3	U	12	10	Wood
Bedroom 4	B	13	10	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	15	13	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	18	11	Vinyl
Laundry	M	5	3	Vinyl
Living room	M	16	12	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

**LA:** Karolyn Merrill **Phone:** 303-817-2827 **Email:** [karolyn.corealtor@gmail.com](mailto:karolyn.corealtor@gmail.com)  
**LO:** RE/MAX of Boulder, Inc **Broker Phone:** 303-449-7000  
**TB:** 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** RV **For Showings:** CSS: (303)573-7469  
**Min EM:** \$25,000 **EM Recip:** Fidelity **Lim Service:** N