

\$1,450,000 - 191 Alder Lane, Boulder

MLS® #IR1032508

Listing Office: Compass - Boulder

\$1,450,000

4 Bedroom, 2.00 Bathroom, 2,997 sqft

Residential on 1 Acres

Pine Brook Hills 7, Boulder, CO

Welcome to 191 Alder Lane, a beautifully remodeled oasis nestled at the top of Pine Brook Hills, Boulder's premier mountain neighborhood. This inviting 4-bedroom home boasts 2,997 sqft of living space and has been totally refreshed with top to bottom upgrades. The kitchen has been transformed into a culinary enthusiast's dream featuring a large reclaimed black walnut island, all new "smart" appliances, and black quartz countertops with a cool waterfall effect. The modern & open living spaces ensure comfortable daily living with white oak hardwood floors and new carpet in the bedrooms. The entire home has been painted inside and out. The generously sized primary bedroom is bright with french doors that open to a south side deck. The on-suite bathroom is all new with a dreamy soaking tub and separate shower. The large closet has built in storage and abundant natural light. The 3 other bedrooms share an also brand new full bath and along with the laundry room, are all on the main floor making for easy ranch-style living. The flex space on the lower level would serve great as an office, workout or guest room. As inspiring as this beautiful remodel is, this is a neighborhood of multi-million dollar homes so a modern upgrade would be an option here. Building plans have been completed and site plan approved for a 6,122sqft, carbon neutral, modern industrial luxury home. Boulder County's size moratorium would otherwise limit an upsizing but the already approved Site Plan (SPR)



allows for this size exception through November 14, 2027. A new buyer is welcome to utilize the seller's luxury plans from AIA Firm of the Year, Arch11, at no additional cost or bring their own architect to design a custom dream home. The septic is rated for a 6 bed home and water is provided by a community system. Love where you live and live where you love in this close-in mountain neighborhood with easy 10 min access to all that the vibrant city of Boulder has to offer.

RE COLORADO

Listing Courtesy of Compass - Boulder

Built in 1970

Essential Information

MLS® #	IR1032508
Price	\$1,450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,997
Acres	0.66
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	191 Alder Lane
Subdivision	Pine Brook Hills 7
City	Boulder
County	Boulder
State	CO
Zip Code	80304

Amenities

Utilities	Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	2

# of Garages	2
View	City, Mountain(s)

Interior

Interior Features	Eat-in Kitchen
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Hot Water
Cooling	Central Air
Stories	Split Entry (Bi-Level)

Exterior

Windows	Window Coverings
Roof	Composition

School Information

District	Boulder Valley RE 2
Elementary	Foothill
Middle	Centennial
High	Boulder

Additional Information

Date Listed	April 30th, 2025
Zoning	F



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