

\$1,495,000 - 265 31st Street, Boulder

MLS® #IR1033175

Listing Office: Porchlight RE Group-Boulder

\$1,495,000

4 Bedroom, 2.00 Bathroom, 2,349 sqft

Residential on 0 Acres

Highland Park 1, Boulder, CO

A NET ZERO ENERGY, GREEN HOME IN SOUTH BOULDER - "Form Marries Function" in this stunning, award-winning* home designed / built by a former National Renewable Energy Laboratory solar expert. Rooftop solar photovoltaic panels provide home's (free) electricity & rooftop solar thermal panels produce 150 degree (free) hot water. Plus, passive solar design captures free, zero-carbon heat from the winter sun & stores it in thermal mass. (Toasty radiant floor heat serves as a backup in winter.) Precisely-designed roof overhangs provide shade & natural cooling all summer (backed up by super-chilled energy-efficient evaporative cooling). Brilliant natural daylighting permeates the home. Main level features 2 bedrooms, a bathroom, a wet bar, and a 100% soundproof 'flex room' - a home theater/entertainment room, music rehearsal room, workout studio, or 5th bedroom. 2nd floor features spacious vaulted ceilings above an open floorplan living room/kitchen, 2 generous bedrooms, and another bathroom. A huge 300 sq ft 2nd floor deck provides breathtaking Flatirons views. Enchanting, Santa Fe Style interior features curves, arches, built-in's, custom tile, and Knotty Pine doors, cabinets & beautiful, hand-made wood baseboards, door & window trim. Custom accent lighting throughout, for showcasing artwork. The home features above-code insulation, high-efficiency double pane windows & premium, insulating cellular shades.



IREcolorado

(Plus dozens more energy features.) Attached two-car carport protects vehicles. 3 backyard storage sheds / workshops, garden boxes & cherry trees complete this magical home in a great neighborhood near amenities and trails. YES! *Awards from City of Boulder, Boulder County, & Colorado Renewable Energy Society.*

RE COLORADO

Listing Courtesy of Porchlight RE Group-Boulder

Built in 1985

Essential Information

MLS® #	IR1033175
Price	\$1,495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,349
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	265 31st Street
Subdivision	Highland Park 1
City	Boulder
County	Boulder
State	CO
Zip Code	80305

Amenities

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

View City, Mountain(s)

Interior

Interior Features Eat-in Kitchen, Kitchen Island, Open Floorplan, Radon Mitigation System, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Disposal, Dryer, Oven, Refrigerator, Solar Hot Water, Washer

Heating Hot Water, Radiant, Solar, Wood Stove

Cooling Ceiling Fan(s), Evaporative Cooling

Fireplace Yes

Fireplaces Living Room

Stories Two

Exterior

Exterior Features Balcony

Lot Description Level

Windows Double Pane Windows, Window Coverings

Roof Composition

School Information

District Boulder Valley RE 2

Elementary Creekside

Middle Manhattan

High Fairview

Additional Information

Date Listed May 6th, 2025

Zoning RES

RECOLORADO®

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