

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

MLS® #IR1033175

Listing Office: Porchlight RE Group-Boulder

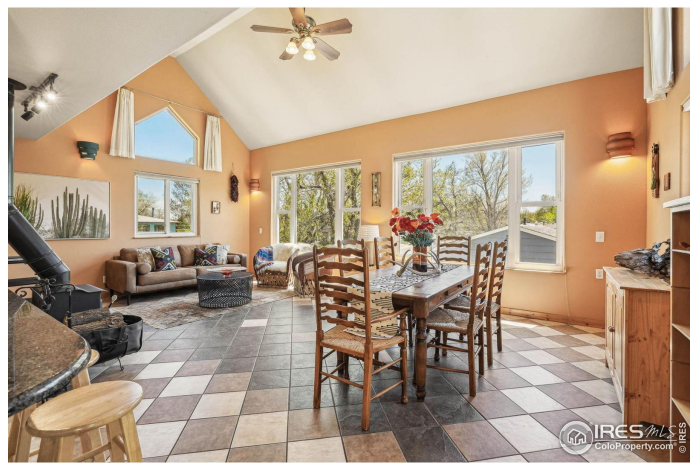
\$1,495,000

4 Bedroom, 2.00 Bathroom, 2,349 sqft

Residential on 0 Acres

Highland Park 1, Boulder, CO

SOUTH BOULDER NET ZERO ENERGY HOME - ENJOY SAVINGS & INCOME POTENTIAL! Save thousands of dollars in energy bills in this stunning, award-winning home designed / built by a solar energy expert. Solar PV panels provide home's (free) electricity & solar thermal panels produce home's 150 degree (free) hot water. Passive solar design heats the home with free heat from the winter sun. (Radiant floor system serves as a backup.) Well-designed roof overhangs provide summer shade & cooling (backed up w/ energy-efficient evaporative cooling). Nice natural daylighting permeates the home. There's big income potential at this property w/ the Sundance Film Festival moving to Boulder: The entire house has a Boulder rental license. Or, use the private first floor for short-term rental income, or easily convert it into an ADU for long-term rental income. First floor features 2 bedrooms, a bathroom, a wet bar / kitchenette, and soundproof 'flex room' - a home theater, 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 interior architecture features curves, arches, built-in's, custom tile, & natural wood doors & cabinets. Hand-made wood trim for windows, doors & baseboards. Custom accent lighting throughout. Superb insulation & windows =



IREcolorado

quiet, comfy living. Attached two-car carport protects vehicles. 3 backyard storage sheds / workshops & garden boxes complete this magical home in a great location near trails & amenities! *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

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