

# \$1,285,000 - 781 Cold Springs Road, Nederland

MLS® #IR1036981

Listing Office: Property Colorado Inc

## \$1,285,000

3 Bedroom, 3.00 Bathroom, 2,416 sqft

Residential on 4 Acres

Nederland Area, Nederland, CO

Modern mountain style, and beautifully remodeled, with private creek access on 3.8 waterfront acres. This home is filled with natural light, offering an open main-level layout perfect for entertaining. The great room features a cozy wood-burning stove, while the expansive wraparound deck provides a seamless indoor-outdoor experience. The gourmet kitchen boasts a sleek Bertazzoni gas range and premium finishes, making it a chef's dream. The private primary suite is a true haven, complete with a covered walk-out patio, a luxurious modern en-suite bath, large walk-in closet, living area and an adjacent laundry area. Above the garage is a finished 500-square-foot loft designed as a podcast studio and office space with top of the line sound dampening technology. Nestled in the peaceful and picturesque valley, this property was chosen for its stunning natural beauty where one can enjoy private access to North Boulder Creek, private fishing, and natural cold plunge, along with gently sloping land, striking rock outcroppings, and towering ponderosa pines. The orientation of this 3-bedroom, 3-bath retreat is designed to maximize southern exposure and privacy, blending into its natural surroundings. Two fenced dog runs offer great play space for your pet(s). Nearby, you'll find the charming town of Nederland, Mud Lake, and Caribou Ranch Open Space, with easy access to the scenic Peak to Peak Highway. Eldora Ski Resort is a quick 10 minute drive away. The adjacent former



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Caribou Ranch property, protected under a conservation easement, adds to the sense of tranquility and space. Whether you're seeking a full-time residence or a peaceful mountain getaway, this exceptional home offers it all - modern elegance, natural beauty, and convenient access to year-round outdoor adventures, including skiing, snowshoeing, hiking, and biking, right out your front door.

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**Listing Courtesy of Property Colorado Inc**

Built in 1973

**Essential Information**

MLS® #	IR1036981
Price	\$1,285,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,416
Acres	3.87
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	781 Cold Springs Road
Subdivision	Nederland Area
City	Nederland
County	Boulder
State	CO
Zip Code	80466

**Amenities**

Amenities	Trail(s)
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2

# of Garages	2
Is Waterfront	Yes
Waterfront	Stream

## Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Forced Air
Fireplace	Yes
Fireplaces	Living Room
Stories	Three Or More

## Exterior

Exterior Features	Balcony
Lot Description	Borders National Forest
Windows	Window Coverings
Roof	Composition

## School Information

District	Boulder Valley RE 2
Elementary	Nederland
Middle	Nederland Middle/Sr
High	Nederland Middle/Sr

## Additional Information

Date Listed	June 17th, 2025
Zoning	F

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