

1308 Snowberry Lane
Louisville, CO 80027



Building Area

1st Floor - 5,523sf

Unit 101 - 1,133sf	Unit 102 - 1,133sf
Unit 103 - 1,135sf	Unit 104 - 1,135sf
Common - 620sf	Deck - 318sf (79.5sf per unit)

2nd Floor - 5,394sf

Unit 201 - 1,133sf	Unit 202 - 1,133sf
Unit 203 - 1,135sf	Unit 204 - 1,135sf
Common - 612sf	Deck - 308sf (77sf per unit)

3rd Floor - 5,394sf

Unit 301 - 1,133sf	Unit 302 - 1,133sf
Unit 303 - 1,135sf	Unit 304 - 1,135sf
Common - 458sf	Deck - 308sf (77sf per unit)

Total - 16,311sf

Luxury Class A Condos



Offering Summary

Sale Price: \$6,750,000
Number of Units: 12
Building Size: 16,311sf
Vacancy: 100% - Newly Built
Year Built: 2024 C/O - 08/23/2024
Projected Cap Rate: 4.3%
Estimated Rent: \$2,750.00mo
Average Individual Sale Price: 635k
Average Property Tax: \$3,125 yr x12
County: Boulder





Beautiful Spaces



All units are
2 bed 2 bath!

REMOTE
FANS



DOUBLE
VANITY

All units are
corner units!



Luxury Features

- Hand Texture
- Delta & Moen Fixtures
- Sound Barrier Between Floors
- Video Intercom
- Secure Key Fob Access
- Ultra High Efficiency Water Heaters
- Upgraded GE appliances
- Quartz Counter Tops
- Under Cabinet Lights
- High Quality Slow Close Cabinets
- Closet Built-Ins
- Fire Alarm Monitoring
- Heated Gutters
- Curb-less Showers
- Remote Ceiling Fans
- All Units are Corner Units
- Luxury Durable Vinyl Plank Flooring
- Shiplap Accent Walls
- Oversized Baseboards
- Waterfall Kitchen Countertop
- Oversized Windows
- Third Floor Vaulted Ceilings
- Fully Covered Balconies
- Champagne Bronze Hardware
- Nest Thermostats
- Crawlspace Under Entire Building



HOA Information

- HOA dues \$479 per month x12
- Covers Trash & Insurance
- Covers Snow Removal
- Maintains Grounds
- Maintains Roof & Exterior
- Maintains Fob Access
- Maintains Common Areas
- Maintains Elevator & Fire Alarms
- Common Area & Garage Utilities



Accessibility

- 11 Handicap Accessible B units
- 1 Handicap Accessible A unit
- Private elevator to all floors
- 2 exit stairwells
- Wheelchair ramp access
- Secure key fob & intercom access

Parking

- 2nd & 3rd floor units have dedicated single garages with EV charging
- Garages have large above storage
- 1st floor units each have one assigned carport parking spot with EV charging
- Common parking available



EV
CHARGING

Beautiful Spaces



Convenience

Residents enjoy easy access to the area's expansive trail network via Coal Creek Trail. The food, music and pub scene in downtown Louisville are just minutes away. Excellent schools and commuter access to Boulder, Denver and DIA add to the community's appeal.



Main Level

