### 1308 Snowberry Lane Louisville, CO 80027



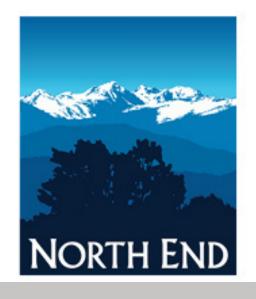


Unit 10 Unit 10 Commo

> Unit 20 Unit 20 Commo

Unit 303 Unit 303 Commo

# 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



### Building Area

#### 1st Floor - 5,523sf

1 - 1,133sf	Unit 102 - 1,133sf
3 - 1,135sf	Unit 104 - 1,135sf
on - 620sf	Deck - 318sf (79.5sf per unit)

#### 2nd Floor - 5,394sf

1 - 1,133sf	Unit 202 - 1,133sf
3 - 1,135sf	Unit 204 - 1,135sf
on - 612sf	Deck - 308sf (77sf per unit)

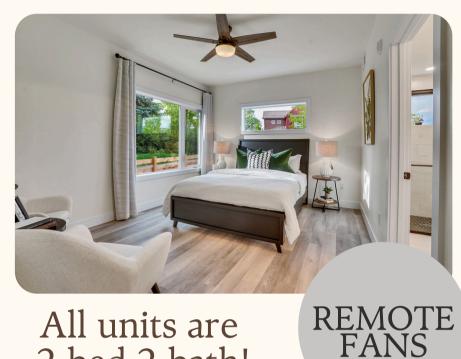
#### 3rd Floor - 5,394sf

1 - 1,133sf	Unit 302 - 1,133sf
3 - 1,135sf	Unit 304 - 1,135sf
on - 458sf	Deck - 308sf (77sf per unit)

#### Total - 16,311sf



## **Beautiful Spaces**



#### All units are 2 bed 2 bath!





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

- $\bullet$

 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  $\bullet$
- 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

3 ELEVATOR 2

- 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

• C ommon parking available





### Convienence

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.

### **Beautiful Spaces**







Main Level

