



### 12027 Saint Vrain Rd, Longmont 80504

**IRES MLS # :** 1012110 **\$2,500,000**  
**RESIDENTIAL-DETACHED / LAND** **ACTIVE**  
**Locale:** Longmont **County:** Boulder  
**Subdivision:** none  
**Legal:** 2.70 AC SW 1/4 SW 1/4 36-3N-69 PER DEED 832259 03/09/87  
**BCR**  
**DOM:** 92  
**Website:** <https://www.iresis.com/go/mls/1012110>

**Elementary:** Fall River  
**Middle/Jr.:** Trail Ridge  
**High School:** Skyline  
**School District:** St Vrain Dist Re 1j  


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**Lot SqFt:** 117,612 **Approx. Acres:** 2.7  
**Elec:** City **Water:** City  
**Gas:** Xcel **Taxes:** \$2,840/2023  
**Trash:**  
**PIN:** **Zoning:** Ag  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** Yes **Well Permit #:**  
**HOA:** No  
**Metro Dist:** No

<b>Bedrooms:</b> 3	<b>Baths:</b> 1	<b>Rough Ins:</b> 0				
<b>Baths</b>	<b>Bsmt</b>	<b>Lwr</b>	<b>Main</b>	<b>Upr</b>	<b>Addl</b>	<b>Total</b>
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**All Bedrooms Conform:** Yes

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Primary Bdrm	M	10	9	Wood
Bedroom 2	M	14	13	Other
Bedroom 3	M	9	18	Other
Bedroom 4	M	23	14	Wood
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	14	10	Wood
Laundry	M	5	5	Other
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

**Total SqFt All Lvl:** 1446 **Basement SqFt:** 720  
**Total Finished SqFt:** 1400 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 720 **Main Level SqFt:** 720  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 4 **Garage Type:** Attached  
**Garage SqFt:** 420  
**Built:** 1947 **SqFt Source:** Assessor records  
**New Const:** No  
**Builder:** **Model:**  
**New Const Notes:**

**Listing Comments:** Great development opportunity or buy and hold. Just under 3 acres east of Pace, on the north side of 9th (St. Vrain Rd) across from the north entrance to Fox Hill. Property is currently in Boulder County, zoned Ag. Improvements include 1947 farmhouse, plus 6 outbuildings. One of the few infill development lots in Longmont. Up to 18 units per acres possible. Water rights include 1/4 share of Rough and Ready Ditch, which delivers approximately 14.9 acre-feet of water. According to the City, this w (...) **Broker Remarks:** No sign on the property. 24 hour showing notice. Pre-approved Buyers only please. Seller will be there during showings. Seller will need at least 60 day PCOA to move all of their equipment

**Driving Directions:** From Pace and 9th Ave, East on 9th. Property on the north side of the road across from the Fox Hill entrance.

**Property Features**

**Style:** 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof  
**Type:** Farm House **Outdoor Features:** Lawn Sprinkler System, Storage Buildings, RV/Boat Parking, Oversized Garage **Location Description:** Evergreen Trees, Deciduous Trees, Abuts Stream/Creek/River, Outbuildings, House/Lot Faces W, Unincorporated **Horse Property:** Horse(s) Allowed **Fences:** Partially Fenced, Enclosed Fenced Area **Views:** Back Range/Snow Capped, Foothills View **Lot Improvements:** Street Paved **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** Full Basement, 25%+Finished Basement **Heating:** Forced Air, 2 or more Heat Sources **Inclusions:** Electric Range/Oven, Refrigerator **Design Features:** Eat-in Kitchen, Washer/Dryer Hookups, Wood Floors **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, Septic, See Remarks **Mineral/Water Rights:** Water Rights Included **Ownership:** Private Owner **Occupied By:** Owner **Occupied Possession:** Specific Date **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family, PUD, Farm/Ranch, Additional Units **New Financing/Lending:** Cash, Conventional **Exclusions** - Personal property of seller and all inventory in shops.

**LA:** Jim Green **Phone:**303-775-2553 **Email:** [jgreen@wkre.com](mailto:jgreen@wkre.com) **Fax:** 855-301-9497  
**LO:** WK Real Estate Longmont **Broker Phone:** 303-776-3344  
**Buyer Excl:** No **Contract:** R **For Showings:** ShowingTime: 303-573-7469  
**Min EM:** \$100,000 **EM Recip:** Land Title **Lim Service:** N

Prepared By: Jim Green - Sep 13, 2024, 11:06:05 AM  
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