

JANIS

PROPERTIES

2238 15th St, Boulder, CO 80302



6 Bed / 4 Bath

3,742 SqFt

\$2,727,000

SITUATED ON NEARLY A 10,000 SQ. FT. CORNER LOT, THIS UNIQUE MULTI-UNIT PROPERTY PRESENTS AN UNPARALLELED OPPORTUNITY

to own a home and two separate investment properties or in-law suites in the vibrant heart of Downtown Boulder, just 3 blocks from Pearl Street Mall.



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FEATURES

- The nearly 2,000 sqft main house boasts 4 bedrooms, 2 baths, and several distinct living spaces, making it perfect for families or hosting guests.
- The lower-level, 709 sqft lock-off apartment with a private entrance is complete with a living area, full kitchen, separate bedroom, private laundry and 576 sqft unfinished storage / mechanical room.
- The 460+ sq. ft. detached guest house is fully equipped with a kitchen, bathroom, living area, bedroom, and a private outdoor setting area.
- In addition to the carport, there is a 240 sq. ft. detached garage, providing ample parking and storage options.
- Ideal for multi-generational living, this versatile property includes two separate in-law suites, or you can reside in the main house while renting out the 1-bedroom carriage house and the 1-bedroom apartment.



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