

3473 28th Street #12
Boulder, CO 80301

V A L E N C I A P L A C E

Property Highlights, Upgrades/Features and Finishes!

STUNNING UPDATES & UNIQUE LIGHT FILLED LAYOUT: Charming two-story Valencia Place residence-filled with character & abundant natural light. Well maintained 2nd-floor condo right in the center of Boulder's vibrant lifestyle! Tranquil Open Concept Sanctuary, beautifully updated, recreated, thoughtfully curated with refined finishes throughout!

Rarely do residences come up for sale in Valencia Place!

A perfect retreat in central Boulder! Enjoy an easy stroll to a variety of trails & amenities. Just 3 to 4 blocks to Pearl Street Mall, Parkside Park & Pleasant View Fields Sports Complex & Boulder's iconic destinations - moments to public transportation, shopping, dining, parks, recreation, a well-connected setting. All appliances included.

INTERIOR:

- Extensive Remodel all new wide-plank low maintenance LVP floors throughout, even on the stair treads.
 - Easy split level layout for 2 distinct bedroom suites or 1 and an comfortable in home office!
 - Both Bathrooms with newly remodeled: New tile work, sinks vanity, lighting, faucets.
 - New A/C -comfortable mini-split system, added heating and A/C at the top of the stairs.
 - Newer conveniently positioned Samsung Washer and electric Dryer next to primary suite.
 - Newer smoke detectors – primary bedroom, kitchen and hallway.
 - Newer primary bedroom fan 10/2025.
 - Newer Gas Fed Boiler system replaced 2/2026 and hot water heater is shared with the complex.
-
- Soaring vaulted ceilings – unique design with airy spacious feel.
 - Solid Doors and walk-in closet in the main level bedroom suite or office.
 - Vaulted Ceilings in both bedrooms.

- 5 windows reglazed.
- Ceilings feature discreet concealed fire sprinkler heads for safety without compromising the clean architectural lines.
- Reworked triple slider for oversized closet space in the upper level primary suite, oversized picture window.
- Soft neutral interior paint.
- A true lock-and-leave opportunity—simply arrive and enjoy Boulder living!

KITCHEN & 2 BATHS & LAUNDRY ROOM:

- Both a main level bedroom and upper-level primary suite for flexible living!
- Fresh, well appointed bathrooms!
- Comfortable updated primary bathroom with dual vanities - floating cabinetry and comfort height toilet and new tile work in the shower.
- Main level remodeled bath – with modern Duravit sink, backlit mirror and updated shower tiles.
- Adorable eat-in kitchen with modern Quartz countertops.
- Full height kitchen tile backsplash.
- All white modern cabinetry with dove-tail joints and soft close drawers.
- 2 lazy susans that flank the range and cast-iron kitchen sink.
- Convenient Walk-in pantry!
- All stainless-steel appliances in the kitchen & low maintenance tile floor.

EXTERIOR & HOA

- Easy convenient parking covered parking for owner or tenant #12 out front and additional covered carport parking for \$45 extra month for a 2nd parking space, if desired.
- Brand New sliding glass door on order and will be installed on back balcony prior to closing.
- Outdoor living = private Front porch area and NEW backdoor slider – opening to a comfortable private– deck area/balcony perfect for relaxation.

- HOA is \$639 a month and covers all of the following: Gas Fed Heat (maintenance and care of the New Boiler, just installed! & technically split between 3 residences.), Exterior maintenance (does not include windows), insurance for exterior, snow maintenance, landscaping, trimming & cleaning of trees, trash – western disposal – on Tuesday and Fridays and Thursdays are recycle days. Water & Sewer and mailboxes (kiosks on east side of parking structure.)
- Only other bills are electric & your ISP!
- Filled with Character and Charm, Valencia Place is a smaller community-oriented condo community.
- Pets are allowed, just need to be approved by HOA board.
- HOA replaced the deck floor in both the front and back deck areas 2/2025.
- Easy integrated keypad on the front door.

www.347328th12.com

Exclusively marketed by Catherine Rogers

970-988-1030

www.live-noco.com

CATHERINE L.
ROGERS

