

\$849,000 - 1263 Broadview Rd, Estes Park

MLS® #1045843

\$849,000

3 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 0.84 Acres

Reeds, Estes Park, CO

Tucked among the pines on the west side of town, this 3-bedroom, 3-bath home offers the perfect balance of privacy, space, and accessibility to all that the Estes Valley offers. With 2,100 square feet of inviting living space and a generous .84-acre lot, this property gives you room to breathe, play, and enjoy the best of Estes living - just minutes from downtown and the entrance to Rocky Mountain National Park. The home sits proudly among mature trees, with a gently sloping drive leading to a two-car attached garage and covered front porch. It's the kind of home that blends seamlessly into the natural landscape - quiet, established, and thoughtfully cared for. Step inside, and you'll find an open, light-filled layout designed for comfort. Whether you're curled up on the sofa watching a snowstorm roll in or entertaining friends on a summer evening, the space feels cozy yet connected to nature. A sliding glass door opens from the dining room to one of the home's balconies, where you can grill dinner while watching the light shift across the peaks. Upstairs, the primary suite feels like a true escape, with its own private balcony overlooking the mountains. Imagine waking to sunlight streaming through the trees, coffee in hand, and the crisp scent of pine in the air. The lower level adds more versatility - perfect as a recreation room, hobby space, or cozy family den. With walk-out access to the fenced portion of the yard, it's ideal for pets, kids, or simply stepping outside to enjoy the peaceful



surroundings. Outdoors, there's plenty of room to garden, play, or just soak in the scenery. This isn't just a place to live - it's a place to thrive, breathe, and reconnect. Welcome home to 1263 Broadview Road - where mountain serenity is part of your every day.

Built in 1994

Essential Information

MLS® #	1045843
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,100
Acres	0.84
Year Built	1994
Type	Residential
Sub-Type	Residential-Detached
Status	Active

Community Information

Address	1263 Broadview Rd
Area	Estes Park
Subdivision	Reeds
City	Estes Park
County	Larimer
State	CO
Zip Code	80517

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	2
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Satellite Avail, High Speed Internet, Central Vacuum, Kitchen Island
Appliances	Electric Range/Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Water Purifier Owned
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony
Lot Description	Wooded, Rolling Slope
Windows	Window Coverings
Roof	Composition
Construction	Wood/Frame, Concrete

School Information

District	Estes Park District
Elementary	Estes Park
Middle	Estes Park
High	Estes Park

Additional Information

Days on Market	4
Zoning	E

Listing Details

Listing Office	First Colorado Realty
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Listing information last updated on November 2nd, 2025 at 10:05am MST