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

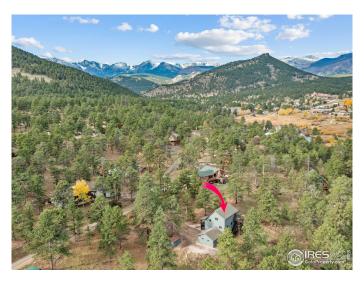
MLS® #1045843

\$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

Satellite Avail, High Speed Internet, Central Vacuum, Kitchen Island Interior Features

Dishwasher, **Appliances** Electric Range/Oven, 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 Estes Park** High

Additional Information

Days on Market 4

Ε Zoning

Listing Details

Listing Office First Colorado Realty

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