

FOR SALE – BELOW MARKET – POOL/Unfinished Basement  
6977 Firerock Ct, Boulder 80301 - Gunbarrel (Boulder Country Club 75<sup>th</sup>/Jay Rd)

Mature Landscape – HUGE Back Yard –Room for 2<sup>nd</sup> Garage/Shop/Garden



4 Bedrooms – 2-3/4 Baths – Master Bedroom(w/Full Bath) – Many UPGRADES  
HARDWOOD FLOORS (bedrooms/2<sup>nd</sup> floor/2 currently under carpet)  
>>Formal Dining – Open Kitchen – Large Breakfast – Den with Fireplace<<  
Full OPEN Basement – ready to finish or add bedroom (Has Egress Window)  
Low Maintenance Front Yard/Pool – Large Shaded Back Yard  
17x35 Pool West end – Open area for Garden/2<sup>nd</sup> Garage East end  
ENJOY COLORADO CHRISTMAS - HERE! 303-466-8245

