



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, September 25

Newly Renovated Modern Mountain Home

319 South Peak Road, Boulder, CO

Previously \$2,650,000
Reserve \$1,950,000



PARAMOUNT REALTY USA

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Listing Agent
Paige Soltas



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OVERVIEW

Experience the pinnacle of mountain modern living in this fully reimagined 2024 retreat, where design and nature exist in perfect harmony. Expansive windows and soaring vaulted ceilings flood the interiors with natural light, while a wraparound deck seamlessly extends the living space outdoors. Inside, thoughtful upgrades offer every modern comfort: a whole-house UV water filtration system, new appliances, blackout shades in every bedroom, and both wood-burning and electric fireplaces that enhance the warm, organic feel. Discover wellness with a Finnish dry sauna, soak under the stars in the hot tub, or explore nearby Switzerland Trail and Sugarloaf Mountain — just moments from the front door. Perched on nearly 2 acres of flat, usable land with unmatched south-facing views, this exquisite home captures the essence of Boulder living with unobstructed vistas of Eldora's ski runs, dramatic sunrises, tranquil starlit nights, and wildlife sightings of moose, elk, and deer.



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DESCRIPTION

Year Built	1992	Basement	Crawl space
Year Renovated	2024	Sewer	Septic
Total Lot Size	1.89 acres / 82,349 sq. ft.	Water	Well
Size	3,438 sq. ft. (approx.)	Heating	Radiant
Bedrooms	4	Cooling	Central air
Bathrooms	4	Zoning	F - Forestry
Fireplaces	2	Real Estate Taxes	\$7,225/year (2024)
Garage	Attached 3-car	HOA Fees	\$545/year (2024)

HIGHLIGHTS

- Fully remodeled in 2024
- 2 acres with stunning south-facing views
- Wraparound deck with 180° mountain & Eldora Ski run vistas
- Soaring vaulted ceilings and natural light
- Finnish sauna and hot tub
- Expansive windows
- Oak hardwood flooring
- Black Diamond Quartzite waterfall countertops
- Italian marble backsplash
- New high-end stainless-steel appliances
- Eat-in kitchen
- Wood and electric fireplaces
- UV water filtration system
- Fenced dog run
- Steps from the Switzerland & Sugarloaf Mountain Trails
- 15 mins to Boulder/Pearl Street
- 30 mins to Eldora Ski Resort

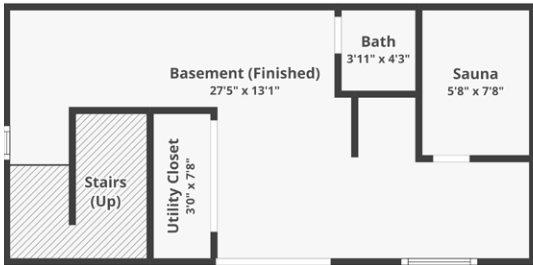
FLOOR PLAN



Main Level



Second Level



Lower Level

All dimensions are approximate.







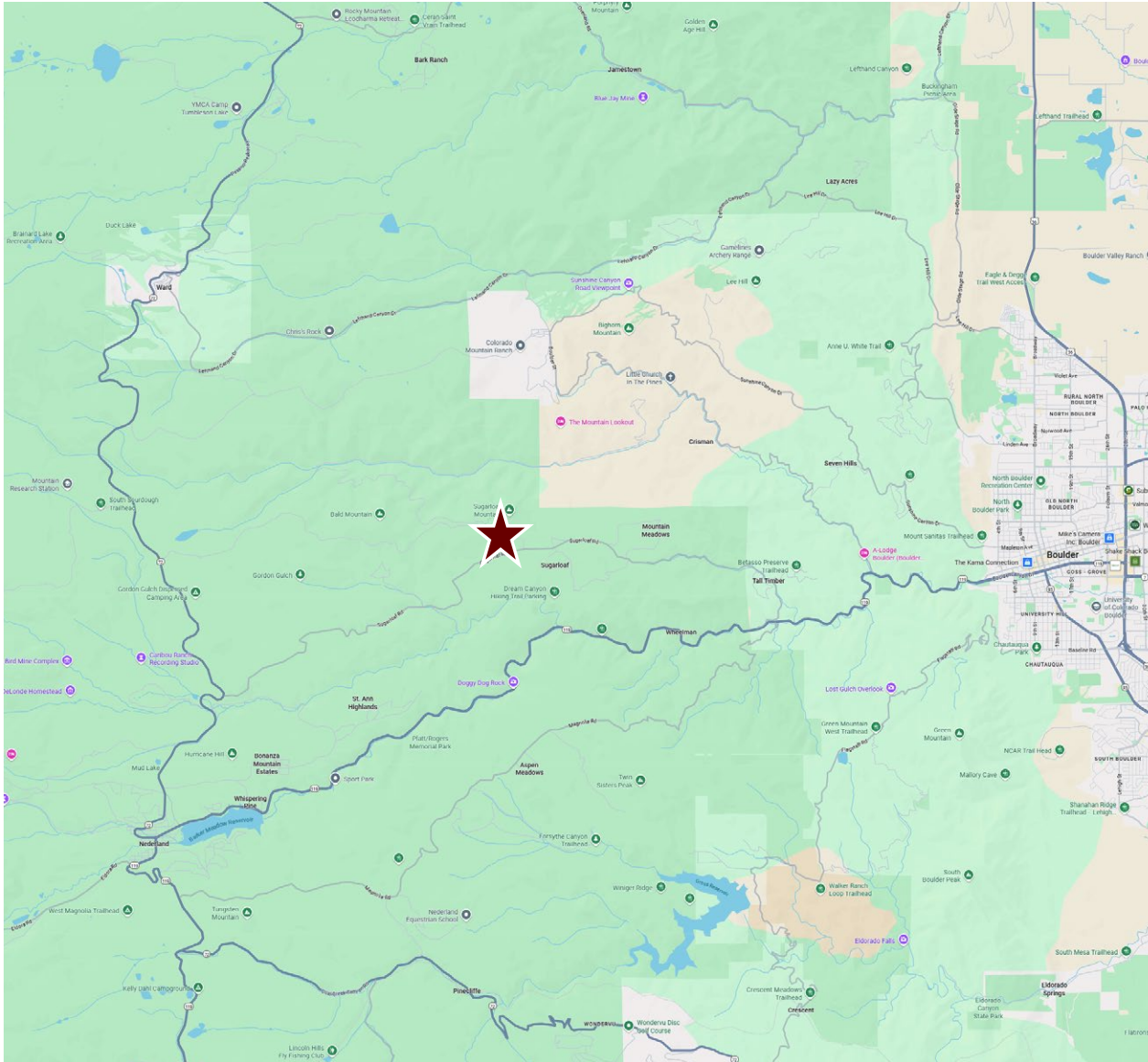






THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email buy@prusa.com to schedule a tour on:
 - Saturday, August 30
 - Wednesday, September 10
 - Saturday, September 20
- 3. SUBMIT BID Now through Bid Deadline: 4pm MT on Thursday, September 25.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Paige Soltas (unique ID number 100081892) with Milehimodern (2015 Pearl Street, Boulder, CO 80302) PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personalty are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.







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