

JENNIFER'S GUIDE TO BOULDER
NEIGHBORHOODS + MOVING

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BOULDER NEIGHBORHOOD OVERVIEW

CHAUTAUQUA - *Chautauqua* is named for the turn of the century historic park built around the concept that the outdoors will offer you revitalized health (only one of two Chautauquas that still exist in America – the other is in New York state). Surrounding the park and its superb hiking trails are gorgeous homes, great views and some of the best hiking in town. *Upper and Lower Chautauqua* flank the area known as *Uni-Hill*, where there is a heavy student population and the campus of the University of Colorado, Boulder. This whole zone is another one of the oldest neighborhoods in Boulder, heavy with Victorian style architecture.

DAKOTA RIDGE - *Dakota Ridge* is a newer development with larger sized homes mixed amongst newer built townhomes and apartments. *Dakota Ridge* offers easy access to open space and parks, as well as to the Hwy 36 corridor that runs south to Denver and North to Lyons. Beautiful southern looking views of foothills from this location.

EAST BOULDER - East Boulder is comprised of many more residential neighborhoods, schools, and shopping areas. *Baseline Sub, Arapahoe Ridge, Park East, Fraiser Meadows, Meadow Glen, and Keewayden* make up this zone's subdivisions. Moving east, there are more open space trails and larger lot acreage. It is home to Foothills Community Hospital, the campus of Ball Aerospace, the large East Boulder Recreation Center, the Boulder Golf Course, and a mix of shops and restaurants.

GUNBARREL - The surrounding areas of Boulder include the towns of *Gunbarrel* to the northeast and further in that same direction, the lovely town of *Niwot*. *Gunbarrel* is a large outskirt neighborhood that has plenty of its own shops, restaurants and attractions such as the Boulder Country Club and the very popular Avery Brewing Co. Only a few minutes beyond *Gunbarrel*, the charming town of *Niwot* has a quaint, historic downtown area and offers a small town feel with the perfect mix of luxury estates and small neighborhoods.

KNOLLWOOD - Just west of *Mapleton Hill*, lies the tiny enclave of *Knollwood*. Gorgeous homes as close to the edge of the foothills as you can find, with the Red Rocks and Sanitas trailheads literally outside your door.

LINDEN / PINEBROOK - This mountainous setting is still only minutes from downtown Boulder, with a serenity that only the Colorado mountains can offer. It has large, luxurious homes set in nature with plenty of wildlife sightings, just a short drive to downtown.

MAPLETON HILL - Home to many of Boulder's historic homes, *Mapleton* is the oldest neighborhood in the city. Full of large tree-lined streets and Victorian architecture, *Mapleton* is ideally located near downtown Boulder, just under the lovely Red Rocks and Sanitas trailheads. Just beneath *Mapleton* is *West Pearl Street*, a nice mix of historic homes, coffee shops, and other boutiques — all within leisurely walking distance.

NEWLANDS - Situated between the historic area of *Mapleton* and the North Boulder neighborhoods, *Newlands* sits directly beneath the ever popular Sanitas hiking trails and foothills. This is one of Boulder's most sought after neighborhoods. The neighborhood includes North Boulder Park, Ideal Market shopping center, and one of Boulder's medical centers.

NORTH BOULDER: CATALPA PARK / MELODY HEIGHTS / PARKSIDE - North of Iris and south of Norwood, this neighborhood is residential with four great parks and a ball field. We think it is the next hot neighborhood.

NORTH BOULDER: HOLIDAY - Newly established, the *Holiday* neighborhood creates the northern border to the city of Boulder and has fantastic mountain views, access to Hwy 36, and many businesses, restaurants, and parks. The attached dwellings here aim for affordability and are close to trails.

NORTH BOULDER: RURAL - Located on the east side of Broadway and above Norwood, this large neighborhood is mainly residential, with larger lot sizes and boasts the loved Lucky's shopping center with Lucky's Market, Bakehouse, Café and more.

NORTH BOULDER: SILVER MAPLE / OLD NORTH BOULDER
The neighborhood surrounding the Ideal Market shopping center is a residential neighborhood offering excellent walkability. The North Boulder Recreation Center lies within the *Silver Maple* neighborhood boundaries.

BOULDER NEIGHBORHOOD DESCRIPTIONS

NORTHEAST NEIGHBORHOODS - The Northeast neighborhoods are just east of 28th Street. They include *Orange Orchard* and *Pleasant Ridge*, with larger, buildable lots and a generational turnover happening; *Four Mile Creek* with larger sized homes built in the 90's; *Palo Park*, a residential subdivision and *Glenwood Grove* and *Northfield Commons*, both areas of newly built / under construction townhomes and single-family homes with great views of the foothills looking west. Large soccer fields for all ages are adjacent to *Northfield*. Homes in this zone are just a quick hop to 28th Street, bringing you south into the main shopping / light industrial corridor of Boulder.

SOUTH BOULDER - South Boulder has some of the most stunning views in the city due mostly to the gorgeous *Devil's Thumb* area. South Boulder also includes *Table Mesa*, *Rolling Hills*, *Highland Park*, *Martin Acres*, and *Tantra Park*. South Boulder has many residential homes as well as some student housing and the burgeoning Table Mesa shopping center.

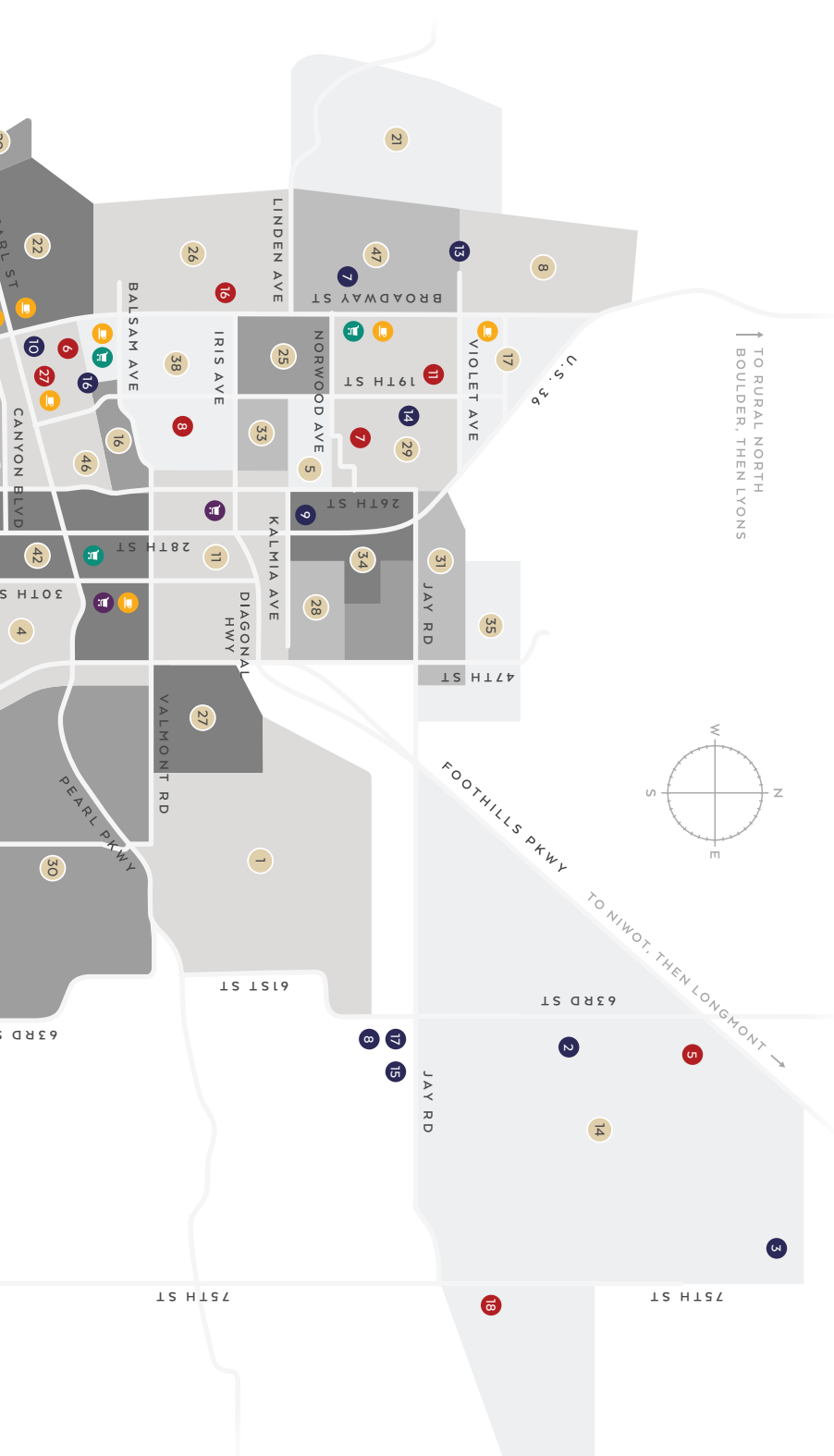
TRANSIT VILLAGE / BOULDER JUNCTION / OLD PEARL

Centered around *Pearl Street*, this zone is the heart of Boulder, bustling with top-notch restaurants, shopping and nightlife. Flanked by historic streets and houses, this is also home to most of Boulder's high-end condos and apartments. As you travel east along *Pearl Street*, there are larger shopping centers, the 29th Street Mall and many new rental developments built in anticipation of a future light rail corridor zone east of 30th Street.

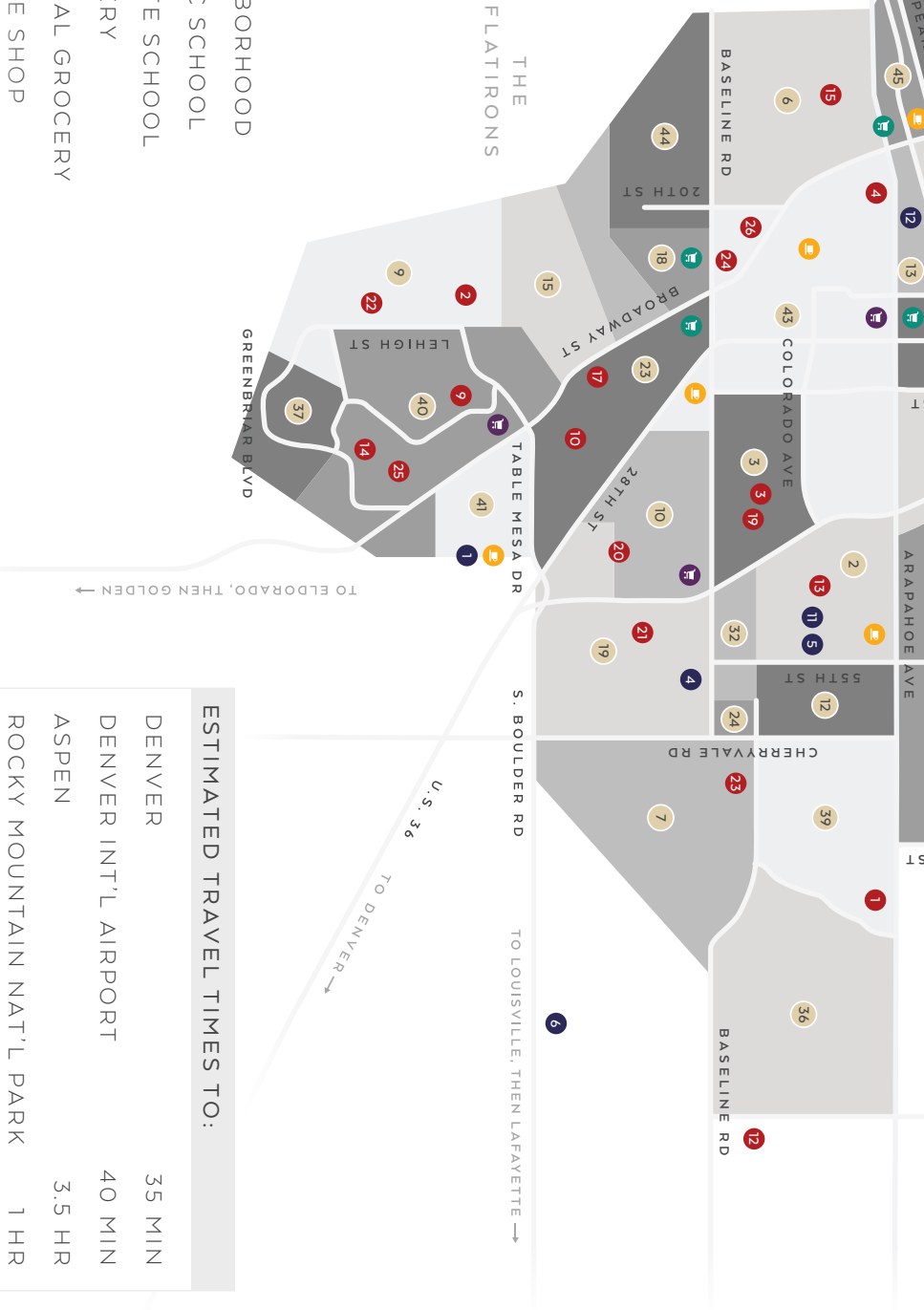
WHITTIER - Located east of Broadway and north of downtown, *Whittier* is named for the oldest elementary school in the state. The area offers a mix of charming, single-family and young professional homes that are perfect for walking a couple of blocks to the East Pearl Street shops and restaurants. The small *Goss / Grove* area to the south of Canyon Blvd. is mostly a student rental neighborhood.

WONDERLAND - Wonderland Hills is nestled against the North Boulder foothills, surrounded by open space and next to popular Wonderland Lake, Wonderland Park, and foothills trails with added convenience of being near the North Boulder shops. This is a solid neighborhood with always appreciating values.

BOULDER NEIGHBORHOODS, SCHOOLS + AMENITIES



- NEIGHBORHOOD
- # PUBLIC SCHOOL
- # PRIVATE SCHOOL
- # GROCERY
- # NATURAL GROCERY
- # COFFEE SHOP



ESTIMATED TRAVEL TIMES TO:

DENVER	35 MIN
DENVER INT'L AIRPORT	40 MIN
ASPEN	3.5 HR
ROCKY MOUNTAIN NAT'L PARK	1 HR

NEIGHBORHOOD MAP KEY

- | | | | |
|----|--------------------|----|--------------------|
| 1 | AIRPORT | 25 | MELODY HEIGHTS |
| 2 | ARAPAHOE RIDGE | 26 | NEWLANDS |
| 3 | BASELINE SUB | 27 | NOBLE PARK |
| 4 | BOULDER JUNCTION | 28 | NORTHFIELD COMMONS |
| 5 | CAROLYN HEIGHTS | 29 | NORWOOD-VIOLET |
| 6 | CHAUTAUQUA | 30 | OLD PEARL |
| 7 | CHERRYVALE | 31 | ORANGE ORCHARD |
| 8 | DAKOTA RIDGE | 32 | PARK EAST |
| 9 | DEVIL'S THUMB | 33 | PARKSIDE |
| 10 | FRAISER MEADOWS | 34 | PALO PARK |
| 11 | GLENWOOD GROVE | 35 | PLEASANT RIDGE |
| 12 | GOLF COURSE | 36 | RIDGELEA HILLS |
| 13 | GOSS / GROVE | 37 | ROLLING HILLS |
| 14 | GUNBARREL | 38 | SILVER MAPLE |
| 15 | HIGHLAND PARK | 39 | SOMBRERO RANCH |
| 16 | HILLCREST | 40 | TABLE MESA |
| 17 | HOLIDAY | 41 | TANTRA PARK |
| 18 | INTER-URBAN PARK | 42 | TRANSIT VILLAGE |
| 19 | KEEWAYDEN | 43 | UNI-HILL |
| 20 | KNOLLWOOD | 44 | UPPER CHAUTAUQUA |
| 21 | LINDEN / PINEBROOK | 45 | WEST PEARL |
| 22 | MAPLETON HILL | 46 | WHITTIER |
| 23 | MARTIN ACRES | 47 | WONDERLAND HILL |
| 24 | MEADOW GLEN | | |

BOULDER PUBLIC SCHOOLS

1	ARAPAHOE RIDGE H.S.	9-12	15	FLATIRONS ELEMENTARY	PK-5
2	BEAR CREEK ELEMENTARY	PK-6	16	FOOTHILL ELEMENTARY	PK-6
3	BOULDER COMMUNITY SCHOOL OF INTEGRATED STUDIES (BCSIS)	K-5	17	HALCYON SCHOOL	6-12
4	BOULDER H.S.	9-12	18	HEATHERWOOD ELEMENTARY	PK-5
5	BOULDER PREPATORY H.S.	9-12	19	HIGH PEAKS ELEMENTARY	PK-5
6	CASEY M.S.	6-8	20	HORIZONS SCHOOL	K-8
7	CENTENNIAL M.S.	6-8	21	MANHATTAN SCHOOL OF ARTS + ACADEMICS	6-8
8	COLUMBINE ELEMENTARY	PK-5	22	MESA ELEMENTARY	K-5
9	COMMUNITY MONTESSORI ELEMENTARY	K-5	23	NEVIN PLATT M.S.	6-8
10	CREEKSIDE ELEMENTARY	PK-5	24	NEW VISTA H.S.	9-12
11	CREST VIEW ELEMENTARY	K-5	25	SOUTHERN HILLS M.S.	6-8
12	DOUGLASS ELEMENTARY	K-5	26	UNIVERSITY HILL ELEMENTARY	PK-5
13	EISENHOWER ELEMENTARY	K-5	27	WHITTIER ELEMENTARY	K-5
14	FAIRVIEW H.S.	9-12			

BOULDER PRIVATE SCHOOLS

1	BIXBY SCHOOL	9-12	10	SACRED HEART OF JESUS SCHOOL	PK-8
2	BOULDER COUNTRY DAY SCHOOL	PK-8	11	SAGE ELEMENTARY	K-4
3	BOULDER JEWISH DAY SCHOOL	PK-5	12	SEPTEMBER SCHOOL	9-12
4	COUNTRYSIDE MONTESSORI	PK	13	SHINING MOUNTAIN WALDORF SCHOOL	PK-12
5	FRIENDS' SCHOOL	PK-5	14	TARA PERFORMING ARTS H.S.	9-12
6	HILLSIDE SCHOOL	1-9	15	TEMPLE GRANDIN	6-12
7	JARROW MONTESSORI	PK-6	16	WATERSHED	6-12
8	MOUNTAIN SHADOWS MONTESSORI	PK-6	17	ZIJI EARLY ELEMENTARY	K-2
9	PATIENCE MONTESSORI	PK-K			

DON'T FORGET TO CHANGE YOUR ADDRESS:

- | | |
|--|---|
| <input type="checkbox"/> work | <input type="checkbox"/> auto insurance |
| <input type="checkbox"/> bank | <input type="checkbox"/> home insurance |
| <input type="checkbox"/> credit union / lenders | <input type="checkbox"/> cleaning company / landscapers |
| <input type="checkbox"/> credit cards | <input type="checkbox"/> mobile phone provider |
| <input type="checkbox"/> magazines | <input type="checkbox"/> _____ |
| <input type="checkbox"/> subscriptions | <input type="checkbox"/> _____ |
| <input type="checkbox"/> school / daycare | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Department of Motor Vehicles | <input type="checkbox"/> _____ |
| <input type="checkbox"/> driver's license | <input type="checkbox"/> _____ |
| <input type="checkbox"/> registration | <input type="checkbox"/> _____ |
| <input type="checkbox"/> begin mail forwarding with USPS | <input type="checkbox"/> _____ |

AND TRANSFER UTILITIES:

- | | |
|--|---|
| <input type="checkbox"/> electricity | <input type="checkbox"/> internet / broadband |
| <input type="checkbox"/> gas | <input type="checkbox"/> home phone |
| <input type="checkbox"/> water | <input type="checkbox"/> _____ |
| <input type="checkbox"/> sewer | <input type="checkbox"/> _____ |
| <input type="checkbox"/> trash / recycling | <input type="checkbox"/> _____ |
| <input type="checkbox"/> cable / satellite | <input type="checkbox"/> _____ |

AND STOCK UP ON MOVING SUPPLIES:

- | | |
|---|--|
| <input type="checkbox"/> moving boxes | <input type="checkbox"/> cleaning supplies |
| <input type="checkbox"/> newsprint / packing material | <input type="checkbox"/> sandwich bags for small items |
| <input type="checkbox"/> scissors or utility knife | <input type="checkbox"/> _____ |
| <input type="checkbox"/> tape | <input type="checkbox"/> _____ |
| <input type="checkbox"/> markers or stickers to label boxes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> rope / twine for bundling | <input type="checkbox"/> _____ |
| <input type="checkbox"/> trash bags | <input type="checkbox"/> _____ |

JENNIFER'S RECOMMENDED AFFILIATES

• Amanda + John Sessa - <i>Lenders</i>	303.545.9600	swbcmortgage.com
• Calvin Cox - <i>Lender</i>	303.544.0600	commercehomemortgage.com
• Alison Kadans - <i>Lender</i>	303.228.6968	cobaltmortgage.com
• Brian Weinberg - <i>Lender</i>	303.302.3861	—
• Jeffrey Lyons - <i>A-Pro Home Inspection Services</i>	720.438.4595	homeinspectionboulder.com
• David Griffin - <i>Home Inspection</i>	720.231.2995	—
• Pete Lawrence - <i>Kikin Inspection</i>	303.827.9328	—
• Doug Montgomery - <i>1st American Insurance</i>	303.996.5096	Taia.com
• Blue Ribbon Home Warranty	303.986.3900	blueribbonhomewarranty.com
• Organization + Relocation	303.448.9966	organizationandrelocation.com
• Klatt Moving + Storage	303.449.1960	klattmoving.com
• Clean Healthy Green Home Cleaning	720.435.5779	cleanhealthygreen.com
• Ana Valenzuela Cleaning Services	505.204.5646	anavalenzuela.com
• Homero Ocon - <i>Champions Painting, LLC</i>	303.437.7805	—
• Maurer Painting	303.443.0454	maurerpainting.com
• Michelle Wentworth - <i>Interior Architecture + Design</i>	720.284.9448	michellewentworth.com
• Jen LeMaire Designs - <i>Interior Design</i>	303.818.6394	jenlemairedesigns.com
• Mile High Style - <i>Home Stylist</i>	303.919.1671	milehighstyle.com
• Arch 11 - <i>Architecture</i>	303.546.6868	arch11.com
• Studio B - <i>Architecture</i>	970.920.9428	studiobarchitects.net
• Index AD - <i>Architecture</i>	303.219.0232	indexad.com
• Harvey M Hine - <i>Architecture + Interiors</i>	303.444.8488	hmhai.com
• Treeline - <i>Builder</i>	303.449.2371	treelineboulder.com
• MK Construction - <i>Builder</i>	303.803.8225	mkconstruction.pro
• Fieldwest Construction - <i>Builder</i>	303.442.2383	fieldwestconstruction.com
• Ford Construction and Landscaping	303.939.9759	fordlandscaping.com
• Garden Renovations - <i>Landscaping</i>	720.243.1510	—
• Dave Hopewell Landscaping	303.579.5192	davehopewelllandscaping.com
• Precision Plumbing	303.581.1455	precisionplumbing.com
• Mesa Plumbing	303.494.6505	mesa-plumbing.com
• Bernie's Plumbing	303.442.7060	berniesplumbing.com
• Radon Engineering Consultants East	303.367.1877	—
• Kirby Johnson - <i>Safe Light Electric</i>	303.254.8007	—
• Calluna Events - <i>Event Planning</i>	303.443.4617	callunaevents.com

LOCAL SERVICES

- Boulder Chamber of Commerce 303.938.1100
- Boulder County Sheriff's Dept. - *non emergency* 303.492.1411
- Boulder FYI - *recorded general interest information* 303.441.3985
- Boulder Public Library 303.441.3543
- Boulder Town Hall 303.441.3002
- City + County Government Directory Assistance 303.844.4405
- City Clerk 303.441.3050
- Colorado Department of Revenue Tax Information 303.639.1111
- Driver's License Bureau 303.758.5700
- Marriage Licenses 303.441.4060
- Rocky Mountain Poison Control Center 303.442.1202
- Recycle Boulder Hotline 303.441.4444
- Sales Tax Office 303.441.3131
- Social Security 303.441.4234
- State Road Conditions Report 800.725.2161
- United State Post Office - *1905 15th Street* 303.629.1123

ONLINE RESOURCES

- Jennifer Egbert Real Estate jenniferegbert.com
- Boulder Valley School District bvsd.k12.co.us
- City of Boulder bouldercolorado.gov
- Colorado Department of Education bcn.boulder.co.us
- Colorado Visitor's Guide colorado.com/things-to-do
- Colorado Parks + Wildlife cpw.state.co.us
- Local Weather forecast.weather.gov
- State of Colorado colorado.gov
- University of Colorado colorado.edu

LOCAL UTILITY PROVIDERS

• Xcel Energy - <i>Gas + Electric</i>	800.772.7858	xcelenergy.com
• United Power - <i>Electric Cooperative</i>	303.659.0551	unitedpower.com
• City of Boulder - <i>Electric + Water</i>	303.443.7682	bouldercolorado.gov
• Lefthand Water - <i>Water</i>	303.530.4200	lefthandwater.org
• Boulder Waste Management	303.797.1600	bouldercounty.org
• Western Disposal	303.444.2037	westerndisposal.com
• CenturyLink - <i>Internet, Phone + TV</i>	877.837.5738	centurylink.com
• AT&T - <i>Internet, Phone + TV</i>	800.222.0300	att.com
• Dish Network - <i>Internet, Phone + TV</i>	888.610.2814	dish.com
• Comcast - <i>Internet, Phone + TV</i>	800.934.6489	comcast.com
• DIRECTV - <i>TV</i>	855.229.4388	directv.com

MEDIA

• 5280 - The Denver Magazine	303.832.5280	5280.com
• Boulder Daily Camera	303.442.1202	dailycamera.com
• Boulder Lifestyle Magazine	720.474.5271	boulderlifestylepubs.com
• Denver Post	303.832.3232	denverpost.com
• Modern in Denver	303.763.0915	modernindenver.com
• New York Times	800.NYTIMES	nytimes.com
• Wall Street Journal	800.JOURNAL	wsj.com

OTHER
