

# FROM ME TO YOU

Welcome to 200 Rocky Knob Lane - a true mountain sanctuary where you can escape the noise and get off-grid when needed. The property beautifully balances majestic natural isolation with highly accessible convenience.

## Life at 200 Rocky Knob Lane:

- **The Wildlife & Nature:** Everyday feels like living in a private nature reserve. Step onto the expansive viewing deck to watch moose, elk, deer, chipmunks, and a vibrant array of birds move through the trees. You can even swing in the outdoor hammock, reading a book as the natural world moves around you.
- **The Architecture:** Spend your evenings sitting in quiet awe, staring up at the elegant, double-height solid wood ceilings. The floor-to-ceiling windows and open plan space also allow you to fully take in the incredible Continental Divide views from the comforts of your living room.
- **Winter Warmth:** On chilly mountain nights, light up the very cozy wood burner. It is the ultimate spot to snuggle up, watch the snow fall, and stay perfectly toasty in the warmth. For luxurious comfort, the home also wraps you in effortless warmth with reliable heating.
- **The Entertainment Hub:** A full lower level remodel offers an incredible indoor escape. Host epic movie nights in your private cinema room, or head to the dedicated games area for a game of pool, chess, or family fun.
- **The Location:** The peace and tranquility here are completely unmatched. You have the luxury of quiet seclusion, yet you are just a beautifully scenic, short drive away from the vibrant energy of downtown Boulder or the charm of Nederland.

It's more than just a home; it is a magical, harmonious place that leaves you refreshed every single day.

A. Chambers

\*Information deemed reliable but not guaranteed