

OPEN HOUSE · NEDERLAND, COLORADO

96 Ponderosa

96 Ponderosa Dr., Nederland, CO 80466

A modern mountain sanctuary, bordering Roosevelt National Forest.



3 Bed

2 Bath

2,100 sq ft

~1 Acre

Big Springs

Borders the National Forest

World-class wilderness at the door — trails, skiing, and views — with town, Boulder, and Denver within easy reach. Nature and modern life, in rare balance.

Getting around

~10 min to Eldora Mountain Resort · Walk to downtown Nederland · ~25 min to Boulder via scenic Boulder Canyon · Denver, Red Rocks & Rocky Mountain National Park within reach

96Ponderosa@gmail.com · 802-989-2080

WHAT MAKES IT SPECIAL

Deep in nature, close to everything.

Wilderness and comfort, rarely found together.

● **Privacy**

Set in an aspen grove, bordered by national forest, overlooking Barker Reservoir.

● **Access**

Walk to Nederland; Boulder ~25 min via scenic Boulder Canyon; Denver & Red Rocks beyond.

● **Style**

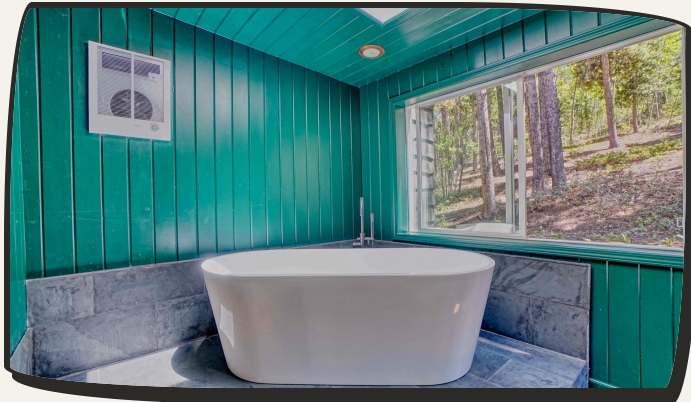
Tasteful, durable choices throughout — terrazzo tile, butcher block counters, and locally milled maple shelving.

● **Outdoors**

Endless trails out the door — Indian Peaks, James Peak, and RMNP within reach.

● **Convenience**

Town water + sewer, a 2-car garage, and a home updated to be genuinely functional.



\$125k+ in quality upgrades

2025 Class 4 roof + Velux skylights

2022 Marvin windows

2021 Wildfire Partners certified

High-efficiency wood insert

Remodeled kitchen & baths

Insulated 2-car garage

...and more



See the full photo tour

ponderosa.cheapsensationalism.com

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