

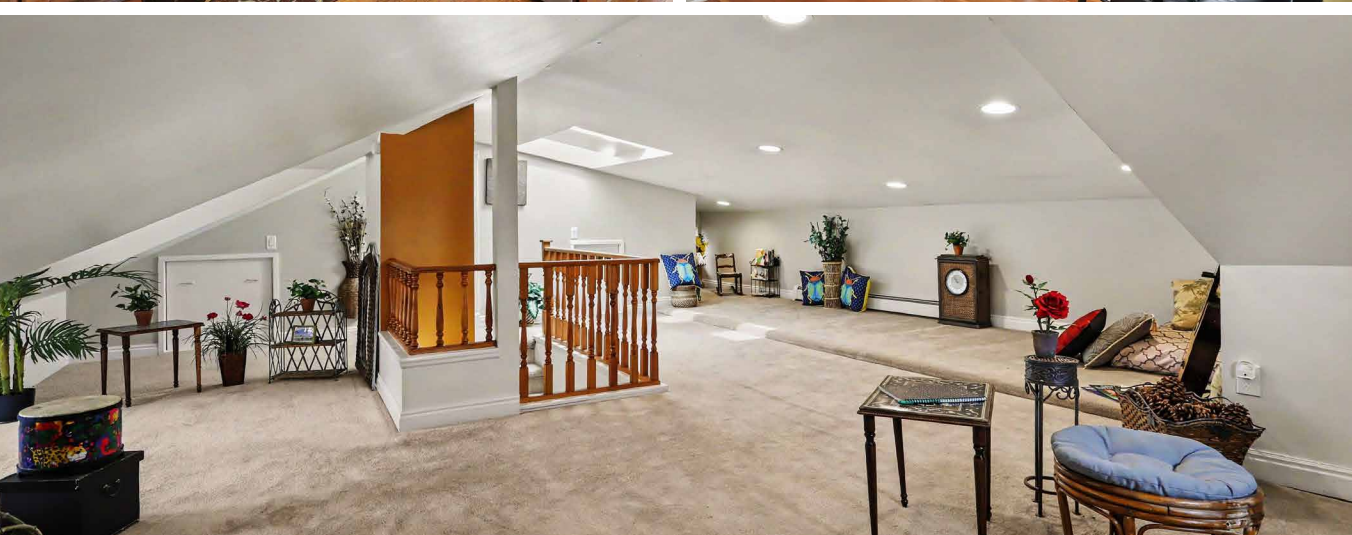
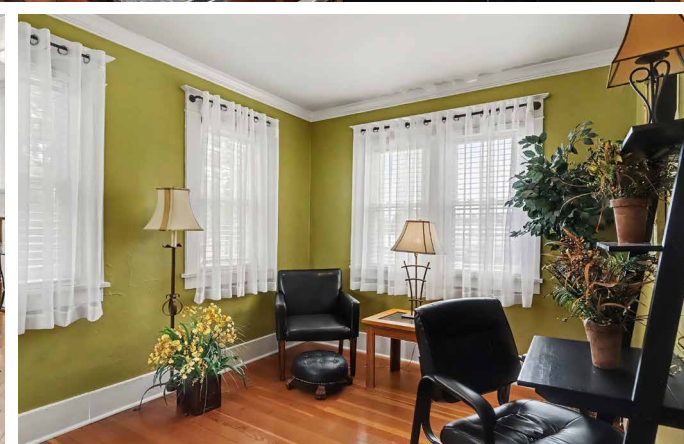
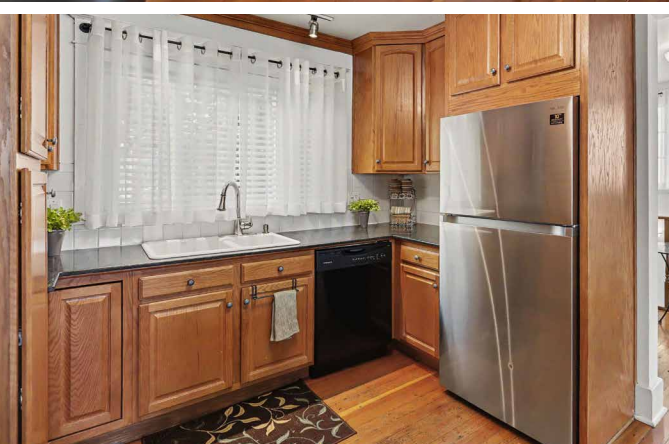
# THE ALLEN RESIDENCE

*A Craftsman Bungalow with a Century of Character and Room to Grow*

1125 Maxwell Avenue  
Mapleton Hill, Boulder, CO,  
80304









*On historic Mapleton Hill, a 1922 bungalow pairs original Craftsman details with a rare three-car garage and studio, all zoned for single-family, duplex, or triplex use.*

Built in 1922 for Mrs. Brilliant Allen, widow of a Boulder transfer-business owner, this Craftsman bungalow has passed through just four owning families in over a hundred years. Today it's recognized as a contributing structure in Boulder's Mapleton Hill Historic District, giving it street-level character without the restrictions of individual landmark status.

Original Douglas fir floors run through a classic bungalow layout: living and dining rooms wrapped around a covered front porch on tapered brick piers. A finished attic with skylights adds a bright, low-slung upper level, while the walk-out lower level holds a bedroom, three-quarter bath, and its own living room.

A fully equipped one-bedroom garden apartment opens to grade with a private entrance, full kitchen, and full bath, ready as a rental, in-law suite, or long-term tenant space. Out back, a detached three-car garage built in 2000 comes with a studio and half bath above, convertible to full living space under Boulder's current ADU rules.

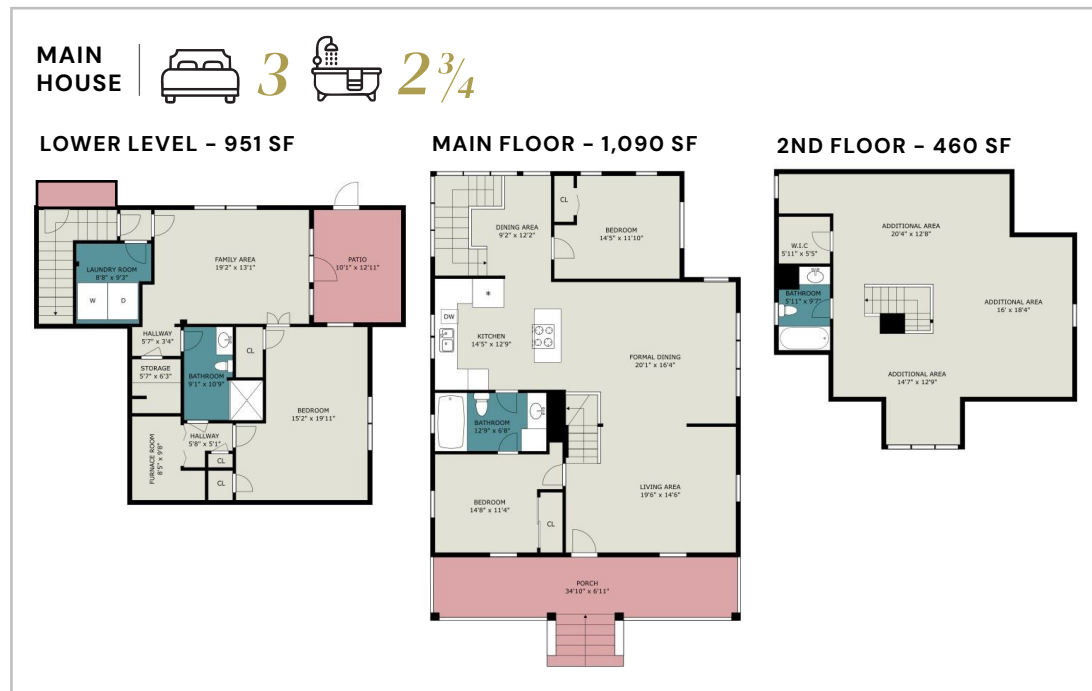
The current owner has updated every major system since 1998: electrical, plumbing, hot water heat, windows, and the roof. What hasn't changed is the RMX-1 zoning, which puts single-family, duplex, or triplex use on the table across the property's three structures, plus room for a home occupation like a licensed cottage food business.

The setting in the foothills of Sunshine Canyon, an 87 Walk Score, Ideal Market and North Boulder Park within a few blocks, the Mount Sanitas trailhead and Boulder Creek Path an easy bike ride away, and the landmark Charles Haertling-designed Boulder Eye Clinic next door.



# FEATURES

|                        |                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Built</b>           | <b>1922 Craftsman Bungalow (Conforming Duplex, Mapleton Hill Historic District)</b>                                     |
| <b>Lot / Zoning</b>    | <b>4,472 sq ft, RMX-1 (single-family, duplex, or triplex use)</b>                                                       |
| <b>Bonus Structure</b> | <b>Detached 3-car garage with studio and half bath above, ADU-convertible</b>                                           |
| <b>Systems</b>         | <b>Electrical, plumbing, hot water heat, windows, and roof updated since 1998</b>                                       |
| <b>Walk Score</b>      | <b>87 — Ideal Market, North Boulder Park, Mount Sanitas, Pearl Street, and CU Boulder all an easy walk or bike ride</b> |



## FOR MORE INFORMATION:



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### ABOUT THE AGENT

Joe Bennell is a commercial and residential real estate broker with The Colorado Group, Boulder County's leading commercial real estate firm. He represents buyers, sellers, tenants, and landlords across the Front Range, and brings a working investor and landlord's perspective from his own multi-tenant office and residential assets.



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