





# Inside the 'Boulder Bubble,' a custom home is \$17.25 million

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You'd expect a newer custom home in the Denver area, one with 9,000plus feet of living space on a larger city site, with a pool and good mountain views, to have a lofty price, right? Maybe in the high-seven figures?



Get serious. This is Boulder, and the 7-bedroom, 10-bath home on the market at 706 Juniper Avenue, two blocks from trailheads into the hogback that borders the city's northwest side, is on the market at \$17.25 million.

That's just what the doctor ordered for buyers, some from the neighborhood, others arriving from Texas, California, Chicago and from back east, according to MileHiModern agent Lynn Ryan, who has that listing on the market.

27-square-mile island

"This is the Boulder Bubble," Ryan noted. From a pricing standpoint, this is similar to San Francisco or Manhattan — an island with its 27 square miles surrounded not by water, but by the foothills to the west, and a 2-milewide buffer of open space around the north, east and south.

"Boulder is built out; what you see is what you get," Ryan said.

Inside are coveted attractions: The scenic Flatirons make up the view south from the Juniper house, and the view west is to Mount Sanitas, less than a mile away — a popular stroll for neighbors up to its base, or a full 1,350foot climb to its view-swept peak.

But the attractions keep arriving, including the Sundance Film Festival, set to open in February 2027 around the Pearl Street Mall. "There is big sizzle on Sundance," Ryan said.



“Boulder is very different from the rest of the nation and the state of Colorado,” Ryan said, adding that though the 2025 market was flat, she continues to see buyers arrive. “They’re coming for the lifestyle. They’re driven by weather, and an open-thinking, easy going lifestyle.” And they’re not finding enough houses. “There is pent-up demand,” Ryan said, adding that she’s not seeing enough inventory now.

“I have buyers with a generous budget, and I can’t find what they want,” Ryan added. Deals tend to be cash, which means less concern about interest rates.

#### Contemporary styling

This contemporary home was built in 2020-2021 by her builder-husband Tim Ryan of Ault Park Development, for a pre-sale buyer. Five years later, those owners are moving on and she has it back on the market.

“It checks so many of the boxes that a Boulder buyer wants,” she said. The 9,800-foot plan has an apartment over the 3-car garage. The 75-foot saline pool includes a pool house and hot tub. Entertaining spaces can be thrown wide open to the outdoor areas by way of retracting accordion glass doors. Ryan has less-expensive listings outside the city, including a 6,000foot, 5-bedroom house in Longmont at \$2.595 million. She’s available to show either that or the Juniper home by appointment.