



A LAKESIDE LONGMONT OPPORTUNITY

A single-story home just blocks from McIntosh Lake, prepared with current market data to guide our conversation.

\$535,500 1,629 2 Beds 1 & 3/4 baths 1992

2933 Lake Park Way

Longmont, Colorado 80503 · McIntosh Lake Neighborhood



PROPERTY OVERVIEW

A Quiet, Established Home by the Lake

Single-story living on a 6,252 sqft lot, a couple of blocks from one of Longmont's most-loved outdoor spaces.



2
BEDROOMS

1 & 3/4
BATHROOMS

1,629
SQFT

6,252
LOT SQFT

1992
YEAR BUILT

\$329
PRICE / SQFT

2933 Lake Park Way sits in a quiet, established pocket of northwest Longmont, just a couple of blocks from McIntosh Lake. This single-story home gives buyers a simple, low-maintenance layout with a full yard, in a neighborhood people describe as walkable, dog-friendly, and scenic.

Built in 1992, the home is part of the "established" tier of the market rather than new construction, so a buyer's inspection should look closely at the age of the roof, HVAC, and appliances.

The location is the headline feature here: lake access, trail time, and mountain views, with downtown Longmont still a short drive away for dining and shopping.

"Just blocks from McIntosh Lake, with its 3.5-mile trail loop, playgrounds, and free summer concerts."

Two lakeside parks, Flanders Park and Dawson Park, sit right on the shore with picnic shelters, volleyball courts, and boat launches for weekend use.

\$535,500

\$329 / sqft
BASED ON 1,629 SQFT

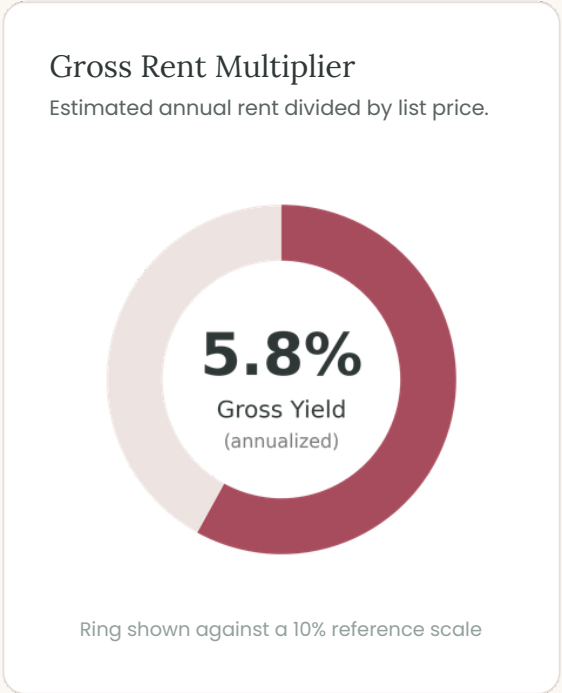
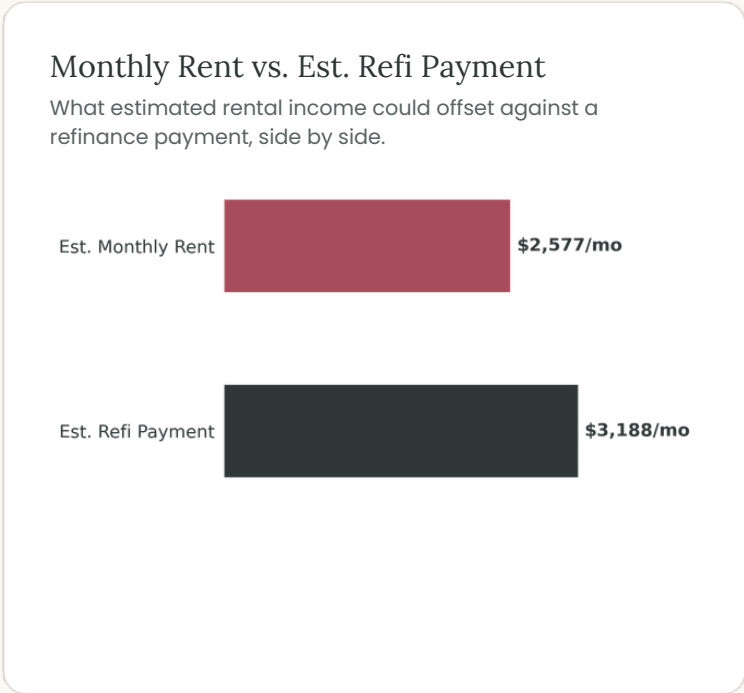


MARKET DATA

Financial Snapshot

A simple look at how this home's price compares to estimated rent and financing costs, for context going into pricing conversations.

LIST PRICE	EST. MONTHLY RENT	EST. REFI PAYMENT	GROSS YIELD
\$535,500	\$2,577	\$3,188	5.8%
\$329 / sqft	Ballpark estimate	Per month	Annualized, rent ÷ price



A note on these numbers: the rent and refinance figures above are ballpark estimates meant for investor comparison, not a guarantee of return. Actual returns depend on financing terms, property taxes, insurance, and any HOA dues. Current HOA fees, the exact property tax rate, school district boundaries, and crime statistics for this address have not been verified here and should be confirmed directly with the listing agent or Longmont's city and county records. Treat rent and value estimates as ballpark figures rather than firm numbers until confirmed.

"Built in 1992, this home sits in the established tier of the market, a detail worth budgeting for at inspection rather than a red flag on its own."



NEIGHBORHOOD

Life Around McIntosh Lake

A quieter, established residential pocket of Longmont, walkable, dog-friendly, and scenic.



McIntosh Lake

A 3.5-mile trail loop with mountain views, just a couple of blocks from the front door.

4.8 ★ · 883 reviews

McIntosh Lake

A 3.5-mile trail loop around a scenic lake with mountain views. Dog-friendly path, paddle boarding, and wildlife watching, including bald eagles and prairie dogs.

Two Lakeside Parks

Flanders & Dawson Park

Sitright on the shore with playgrounds, picnic shelters, volleyball courts, and boat launches, plus free summer concerts by the water.

Front Range Views

Mountain Backdrop

Multiple reviews of the lake area mention Twin Peaks and Front Range views, which likely extend to parts of this street.

Groceries

- King Soopers · 10–15 min
- Safeway · 10–15 min
- Natural Grocers · 10–15 min
- Whole Foods · 10–15 min
- Niwot Market (4.6★) · a bit further

Schools

- Longmont Estates Elementary is close by
- Several other elementary and secondary options nearby
- Confirm exact district boundaries with the school district directly

Dining

- The Kazoku (Japanese/ramen, 4.6★) · very close, on 17th Ave
- Downtown Longmont · about 10 min
- The Roost, Longmont Supply, Oskar Blues Homemade Liquids & Solids

Walkability to the lake is the real selling point here: being just blocks from McIntosh Lake, with its trail loop, playgrounds, and free summer concerts, is a genuine lifestyle amenity, not just a nice view.

YOUR TEAM

More Than Real Estate. It's About People.

For more than three decades, AJ Chamberlin has helped buyers, sellers, and investors navigate the Boulder real estate market with confidence.



AJ Chamberlin

Realtor® at Colorado Legacy

With over 35 years helping Boulder buyers and sellers, AJ brings unmatched market knowledge and a licensed general contractor's eye to every transaction. A CU alum, she knows every neighborhood, investment opportunity, and hidden gem in the Boulder-Denver corridor.

Since 1990, she has helped more than 1,000 clients buy, sell, and invest with confidence, with more than \$350M in closed volume. Her deep knowledge of Boulder's neighborhoods, paired with a strategic, analytical approach, means she sees the opportunity behind a property, not just the property itself.

Certified Probate Realtor

CCIM Candidate

AI Certified Agent

34+

YEARS IN BOULDER

1,000+

CLIENTS SERVED

\$350M+

In Sales



Rhina Guzman

Operations Manager

Rhina keeps everything running seamlessly from coordinating workflows and managing AJ's rental portfolio to hosting open houses.

She's the operational backbone of the team, and a driving force behind Google Ads campaigns.

Aparna Sarangi

Marketing Assistant

Aparna leads all creative and digital marketing from AI-powered videos and social content to email campaigns and the team website.

She produces annual market reviews, neighborhood guides, and ad copy that keeps AJ top of mind across Boulder.

Sell

Strategic pricing, professional marketing, staging, expert negotiation, and seamless transaction management.

Buy

In-depth market analysis, curated property search, strong offer strategy, and guidance through closing.

Specialized

Certified Probate Realtor with experience in probate sales, investment and multifamily properties, and renovation planning.

Marketing

Professional photography, 3D tours, floor plans, and targeted digital marketing that reaches the right buyers.

Transaction Support

From contracts and disclosures to inspections and closing, we manage every detail so you can move forward with confidence.



LET'S TALK

To make your real estate
journey seamless, informed,
and enjoyable.

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