



PATRICK BROWN GROUP

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5880 OLDE STAGE ROAD

SPECIFICATIONS

SETTING

- SPECTACULAR PANORAMIC VIEWS IN A LUXURIOUSLY UPDATED MODERN RESIDENCE!
- 4+ PRISTINE ACRES SURROUNDED BY OPEN SPACE AND STUNNING WILDLIFE
- EXPANSIVE FOLDING GLASS DOORS CREATE SERENE INDOOR/OUTDOOR LIVING
- PERFECT GUEST QUARTERS ON SEPARATE LOWER LEVEL WITH PRIVATE WALKOUT
- PRISTINE LANDSCAPING UNFOLDS INTO MULTIPLE OUTDOOR LIVING SPACES
- UNWIND & SOAK IN THE VIEWS FROM THE HOT TUB ADJACENT TO THE PRIMARY SUITE
- STEPS TO WORLD-CLASS HIKING AND BIKING AND NORTH BOULDER AMENITIES •
- JUST MINUTES TO DOWNTOWN BOULDER SHOPPING AND DINING

GENERAL

- Exquisitely modern residence, boasting custom millwork, supreme finishes and walls of windows
- 3 bedrooms, 3 bathrooms and 3,969 SF of luxurious living space
- Tall ceilings dotted with recessed lighting soar above exquisite solid oak floors
- High-efficiency, oversized windows rated for high elevation and UV protection
- Charming, landscaped entrance with a stunning dutch door opening to jaw dropping views
- A gracious foyer with a spacious coat closet makes for easy arrivals and departures
- The gourmet chef's kitchen is flanked by two living spaces bookended with gas fireplaces
- A sunlit dining room opens to the outdoors with an expansive wall of folding glass doors
- The chef's kitchen is outfitted with top-of-the-line appliances, custom cabinetry and large island
- Luxurious primary retreat on upper level with private deck access and hot tub, showcasing views
- Private main-level bedroom with three-quarter bath
- Sun-kissed laundry room with closet, side-by-side washer-dryer, drying rack with patio access
- An oak banister leads to the lower level with private interior door creating spacious guest quarters
- The lower-level layout includes a third bedroom, full bathroom, office, oversized fitness space, storage, and an additional living space with a dry bar, beverage center and jaw-dropping views
- Fitness room includes infrared Clearlight Sanctuary 3 person Jacuzzi Sauna
- \$6K+ in upgraded designer lighting throughout the home
- Brand new exterior stairs from driveway to entrance
- Solar PV system: 8.16 kW, owned
- Two Tesla Powerwalls
- Central HVAC, zoned heat
- A long driveway with plenty of off-street parking and turnarounds
- Detached two-car garage
- Well, cistern and septic system
- Ring doorbell

COMPASS



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MAIN LEVEL

- The inviting, sunlit main level provides abundant living spaces and views from every window
- A large living room and family room wings invite you to relax alongside fireplaces and wraparound windows
- Open gourmet kitchen with fleet of upscale appliances and wide island/breakfast bar perfect
- The kitchen's adjacent dining area offers foldable glass doors opening to east-facing deck for easy al fresco entertaining
- Serene primary suite wing showcases a spacious owner's retreat with luxurious bath and private outdoor access
- A secondary suite on this level boasts a roomy closet, a paneled ceiling and a stylish semi-private bath
- Laundry and mudroom with closet drying rack and patio access
- Oversized wraparound deck provides the perfect place to unwind with views abounding • Spacious foyer and coat closet

KITCHEN

- A sophisticated gourmet chef's dream, this beautifully designed kitchen features top-of-the-line appliances
- Custom millwork finishes, marbled soapstone counters and backsplash and custom cabinetry
- Oversized island/breakfast bar is perfect for meal prep and casual meals
- Fisher & Paykel panel front refrigerator and freezer
- Bertazzoni electric oven
- Bosch dishwasher
- Wolf microwave
- Oversized farm sink
- Hidden pull out trash

PRIMARY SUITE

- The luxurious owner's retreat is thoughtfully designed for comfort and privacy
- A king-size bedroom with outdoor access, custom built ins and a walk-in custom closet
- Sunlit by an oversized window and large glass door leading to private outdoor deck
- Private balcony offers serene views and a quiet escape and luxurious mountain hot tub
- The en suite spa bathroom features beautiful Volakas marble and a semi-private water closet
- The bath is made complete with a freestanding soaking tub, glass shower, elegant linen storage and custom double vanity with designer lighting and custom

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LOWER LEVEL

- Descend the oak banister, carpeted stairs to the flexible lower level
- An interior door provides privacy as separate guest quarters with the walkout basement door.
- The layout includes an additional living space with dry bar, beverage center and jaw-dropping views
- A third guest bedroom with oversized windows
- Full bathroom
- Office space
- Oversized fitness space with 3-person infrared sauna and sink
- Additional storage space

EXTERIOR/OUTDOOR LIVING SPACES

- Spacious main level wrap around deck with plenty of living spaces to soak in the views
- Lower-level walkout with space for outdoor storage
- Pea gravel sitting space with fire ring
- Pond ready for Koi fish
- Bocce court space
- Landscaped gardens and small foot bridge
- Mature trees provide privacy and sunshade
- Long driveway with parking and turnaround spaces
- Two-car garage

MECHANICAL

- Energy-efficient appliances and fixtures
- High-efficiency, oversized windows rated for high elevation and UV protection
- Solar PV system: 8.16 kW, owned
- Two Tesla Powerwalls
- Central HVAC, zoned heat
- Well, cistern and septic system
- Ring doorbell

COMPASS