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# 1710 SUNSET BOULEVARD

## SPECIFICATIONS

### SETTING

- A ONCE-IN-A-GENERATION LEGACY ESTATE ON SUNSET HILL
- SET ON ONE BOULDER'S MOST COVETED STREETS WITH ICONIC FLATIRON VIEWS
- EFFORTLESS OUTDOOR LIVING AND ENTERTAINING ON EVERY LEVEL
- COMMANDING FLATIRON, FOOTHILL AND CITY VIEWS FROM EVERY WINDOW
- A STELLAR CUL-DE-SAC LOCATION JUST STEPS FROM PEARL STREET
- WALKING DISTANCE TO IDEAL MARKET, PARKS, TRAILS AND TOP-RATED SCHOOLS

### GENERAL

- A rare Sunset Hill estate encompassing nearly 6,016 SF of impeccably crafted living space
- Built by Channin Development with the highest level finishes and top-of-the-line appliances
- Timeless Hamptons Shingle-style architecture masterfully blended with sophisticated modern luxury
- Perched above the city, this 5-bedroom, 7-bath residence thoughtfully designed for both grand-scale entertaining and refined daily living
- A cedar shingle facade, gambrel roofline, Palladian windows and manicured landscaping create a dramatic entrance to the home
- Inside, wide-plank oak hardwood floors, tall ceilings, exceptional millwork, and recessed and designer lighting create a bright and airy ambiance
- Grand French doors open into a gracious center hall entry featuring coved ceilings, rows of paneled columns, tall baseboards, and bespoke Molteni cabinetry
- A formal dining room featuring tall wainscoting and chic wallcoverings sets the stage for elegant entertaining
- The adjacent butler's and storage pantries make hosting effortless with a built-in Miele espresso machine, a Sub-Zero wine refrigerator and two beverage drawers
- A gourmet kitchen wows with custom cabinetry trimmed, Carrara countertops, state-of-the-art appliances, a large center island and breakfast banquette for casual dining
- Relax in the inviting living room, where a stately fireplace is flanked by custom built-ins and floor-to-ceiling glass windows framing iconic Flatiron views
- From the main level, enjoy seamless indoor-outdoor living on the south-facing covered deck showcasing 180-degree mountain and city views and easy access to the backyard
- A quiet corner home office with built-in cabinetry, chic powder room and oversized coat closet are placed near the entry
- A mudroom with custom built-ins, a windowed laundry room and a storage closet lead to the huge attached two-car garage, featuring a separate workshop
- Ascend the oak staircase to the upper level to find the sprawling owner's retreat and three additional ensuite guest bedrooms
- The retreat-like primary showcases vaulted ceilings, a private deck and a spa-like bath

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- Three exceptional secondary suites on this floor boast double exposures, walk-in closets and beautifully appointed en suite full bathrooms with Duravit vanities and Toto toilets
- On the sun-kissed lower level, walkout, a family room is anchored by a cozy fireplace and a walk-up wet bar with seating and a space for informal dining
- A full wine cellar offers the capacity to house hundreds of bottles
- The massive exercise room includes rubberized flooring, floor-to-ceiling mirrors, an adjacent bath and outdoor access.
- A lower-level bedroom suite on this floor is perfect for guests.
- From the lower level, access the flat, fenced yard— ideal for pets and play overlooking the property's sweeping vistas
- Below the outdoor stairs, a spacious storage closet offers room for organization and lawn tools
- Wide plank, oak flooring throughout
- Duravit vanities and Toto toilets throughout
- Whole home AV system
- Easy to maintain lawn with irrigation system
- 7.68kW, owned solar PV system
- High efficiency appliances
- Central Heating and Air, Zoned HVAC
- Whole home humidifier

### MAIN LEVEL

- Welcomed by a hallway entry with designer Molteni cabinetry, wide-plank oak hardwood floors, tall ceilings, exceptional millwork, coved ceilings and recessed and designer lighting.
- The entryway is flanked by a formal dining room opposite to the bright, sun-filled corner office
- The formal dining room features stunning wainscoting and designer wallcoverings framed under a designer pendant light
- Adjoining the dining room, the adjacent butler's and storage pantries make hosting effortless with a built-in Miele espresso machine, a Sub-Zero wine refrigerator and two beverage drawers
- The serene and sunlit corner office showcases an elegant designer pendant light and custom built-ins for supreme organization
- A chic powder room and oversized coat closet add convenience
- A fully equipped gourmet chef's kitchen with custom glass-front cabinetry, Carrara marble countertops and subway tile backsplashes and state-of-the-art appliances.
- A large center island, kitchen pass-through, and breakfast banquette add plenty of room for casual dining and entertaining
- Stay cozy in the elegant living room, featuring floor-to-ceiling windows capturing breathtaking views of the Flatirons
- A stately fireplace is flanked by custom built-ins anchored by a designer chandelier
- The spacious outdoor deck offers panoramic views and space to host guests or enjoy a quiet morning coffee
- Stairs from the deck offer easy access to the lower-level yard
- A mudroom a windowed laundry room and a storage closet lead to the huge attached two-car garage, featuring a separate workshop

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### KITCHEN

- An impressive gourmet chef's kitchen is designed for grand-scale entertaining!
- Featuring custom glass-front cabinetry trimmed with Carrara marble countertops and subway tile backsplashes
- Cooking and cleaning are effortless with state-of-the-art appliances and plenty of storage
- A large center island and breakfast banquette add plenty of room for casual dining
- A vented Wolf six-burner range with a pot filler is flanked by custom cabinetry for seamless organization
- A double Sub-Zero refrigerator with four pull-out freezer drawers
- Built-in KitchenAid microwave
- Two-panel front Miele dishwashers
- The adjacent butler's and storage pantries feature a built-in Miele espresso machine, a Sub-Zero wine refrigerator and two beverage drawers
- Franke oversized farm sink

### UPPER LEVEL

- Ascend the oak staircase with elegant carpet runner to the luxurious primary suite and three guest bedrooms with iconic views
- The primary suite wing is complete with vaulted ceilings, a private deck and spa-like bath with two walk-in closets
- Guest suites feature vaulted ceilings, oversized windows, wide plank oak flooring, designer lighting, walk-in closets, full en suite bathrooms with custom tiling, Duravit vanities and Toto toilets
- The spacious hallway features an oversized linen closet and a space for sitting or reading

### PRIMARY SUITE

- Welcomed by commanding views, the sprawling owner's suite basks in southern light
- The vaulted king-sized bedroom flows to a private deck perfect for morning coffee or after-dinner drinks
- A bookcase alcove leads to an opulent en suite spa bathroom surrounded by floor-to-ceiling Carrara marble tile and upscale hardware
- The resort-like bath features a benched walk-in shower for two and a jetted soaking tub framed under mountain views
- The wide double vanity provides generous storage
- Two private water closets with Toto commodes and radiant-heat floors complete the bathroom
- Two custom walk-in closets provide ample storage
- One closet features a stacked Samsung washer-dryer, while the other windowed closet showcases a floor-to-ceiling mirror and a designer chandelier



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### LOWER LEVEL

- On the lower level, a spacious family room and dining space are framed by floor-to-ceiling windows flooding the space with natural light
- A cozy fireplace centers the room, flanked by custom cabinetry
- An oversized wet bar with featuring two Sub-Zero drawers, a Scotsman ice machine, a Miele dishwasher, custom cabinetry and floating shelves make entertaining a breeze!
- The full wine cellar can possibly house hundreds of bottles!
- A massive exercise room includes rubberized flooring, floor-to-ceiling mirrors, an adjacent full bath and outdoor access.
- A fifth bedroom with ensuite bath and walk-in closet is perfect for guests
- Easy access to the flat, fenced yard is ideal for pets and play overlooking the property's sweeping vistas
- Additional storage and mechanical room complete the lower level

### OUTDOOR LIVING SPACE

- The property boasts numerous spaces to enjoy the outdoors with a spacious main level deck, full backyard and private primary suite deck
- The fully fenced, flat backyard provides easy gated access to the front yard and the upper-level deck
- Pristine landscaping and easy to maintain irrigation
- Backyard storage closet below the stairs for added convenience

### MECHANICAL

- Owned Solar PV 7.68kW
- Whole home AV
- Heil AC and Furnace
- Zoned HVAC
- Triangle Tube tankless gas water heater
- Honeywell Freshair Ventilation System
- Whole Home Humidifier
- Irrigation system