



PATRICK BROWN GROUP

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643 MAPLETON AVENUE

SPECIFICATIONS

SETTING

- WELCOME TO THE HISTORIC LAW HOUSE, EST. 1895
- A LUXURIOUSLY UPDATED AND MAINTAINED HISTORIC HOME
- LOCATED IN COVETED MAPLETON
- PRIVATE BACKYARD OASIS WITH SALTWATER, JETTED POOL AND SUNLIT PATIO
- 6,316 SF CORNER LOT WITH BREATHTAKING MATURE TREES & GARDENS
- BEAUTIFUL OUTDOOR KITCHEN AND MULTIPLE OUTDOOR LIVING SPACES
- WALKING DISTANCE TO WORLD CLASS HIKING TRAILS
- STEPS TO DOWNTOWN SHOPPING AND DINING

GENERAL

- Immaculate, historic home carefully updated and pristinely maintained with period-matched pieces
- Built with stone quarried from nearby Mount Sanitas
- Original fir wood floors and stunning stained-glass windows
- Bespoke doors and windows throughout sourced from 1800s
- 3,926 SF home with multiple seamless indoor/outdoor living spaces
- 4 bedrooms and 3 bathrooms
- Gourmet chef's kitchen with top-of-the-line appliances
- Several original aspects of the home have been preserved and renovations have been sourced to match period of home
- Stunning Cleveland Art & Antiques hand-blown light fixtures throughout the home
- Sun-filled, soaring ceilings welcome you on the main level
- Large, walkout lower level perfect for game and movie nights
- Fully fenced in backyard and separate dog run
- Attached two-car garage

MAIN LEVEL

- The main level flows from room to room with bright sun-filled rooms.
- The main level foyer leads to the living room, dining room, library and gourmet chef's kitchen.
- Access to exterior kitchen and outdoor living area
- Full laundry room with floor to ceiling cabinetry and beautiful stained-glass window
- ¾ bath off of the kitchen with soapstone marble tiling
- Sonos surround sound speaker system throughout interior and exterior of home
- Sunlit main level with large windows throughout
- Gracious foyer with period sourced chandelier
- Cozy living room
- Fir staircase leading to second level

COMPASS



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FOYER

- A grand front door sourced from 1910 mansion welcomes you into the home. Carefully crafted, hand sawn quarter oak framing, with wood pins to match the architectural period of the home
- A gracious foyer flanked by built-in cabinetry and a convenient coat closet
- Handcrafted insert double glass windows replicated to match the period of the home— installed with piano hinges for easier cleaning
- American stained glass arched window in foyer and shared wall of primary suite sourced from the 1800s from Ohio

KITCHEN

- A gourmet chef's dream with top-of-the-line appliances!
- Open concept kitchen framed by elegant beamed ceilings
- Honed raw edge Australian granite countertops
- Floor to ceiling custom cabinetry throughout keeping the kitchen organized and tidy
- Oversized center island, perfect for entertaining with seating for four
- Skylights bring in added natural light
- Sub-zero 48" side-by-side, stainless steel refrigerator/freezer
- Sub-zero wine cooler
- Viking hooded, 4-burner gas range with skillet and kettle faucet
- Miele dishwasher
- Large farm sink
- Inset bar sink next to wine cooler
- Hand blown glass chandelier from Cleveland Art and Antiques
- Laundry room off kitchen provides extra storage space
- Easy access to outdoor kitchen and pool

DINING ROOM

- The perfect room for dinner parties and entertaining!
- Beautifully preserved with original tin pressed ceilings
- Updated gas fireplace with elegant marble front and wooden framing
- Stunning architectural piece serves as a bespoke hidden bar, sourced from 1700s church
- Industrial chic, hand-blown glass chandelier made by Cleveland Art & Antiques
- Floor to ceiling windows filling the room with light

LIBRARY

- The perfect office and reading room, plus additional guest bedroom with hidden murphy bed
- Library walls and shelving are African bubinga wood wrapped in black walnut
- Library doors are sourced to match the architectural style of home, from the 1800s
- Original tin pressed ceilings
- Custom shelving and library sliding ladder
- Custom built, hidden murphy bed
- Custom built hidden closets
- Hidden closet leads to secret passageway with access to the basement and ladder access to upper level primary suite closet



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LIVING ROOM

- A cozy living room beckons for slow mornings and relaxing evenings
- An original 1800s chandelier graces the room adding charm and elegance
- Plaster walls with exposed stonework from Mount Sanitas add rustic, historic feel
- A large arched entryway flows into the kitchen

UPPER LEVEL

- Stunning primary suite with en-suite bathroom and walk-in closet
- Two guest bedrooms
- Linen closet offering optimal storage and organization
- Full bath shared by guest bedrooms with in-floor radiant heat
- Beautiful sunlit bedrooms with spacious closets and built-in storage
- Vaulted ceilings
- Separate HVAC with central heating and A/C

PRIMARY SUITE

- Spacious and serene upper level primary suite
- Tall vaulted ceilings with exposed original quarried stone
- Large windows with custom stained-glass piece from the 1800s
- En-suite primary bathroom with walk-in closet and in-floor radiant heat
- Dual vanity with copper sinks laid in soapstone marble
- Large claw-foot soaking tub framed under a sun-filled window
- Semi-private water closet
- Large, glass walk-in steam shower
- Built-in custom cabinetry for linens and storage
- Architectural drawings and plans are ready to go to increase size of the walk-in closet

LOWER LEVEL

- Spacious walkout basement with access to two-car garage
- Space accommodates game room and family/media room
- Charming, original potbelly stove
- Built-in custom cabinetry for media center
- Multiple storage areas

OUTDOOR LIVING SPACES

- Beautifully landscaped, low maintenance exterior
- Newly installed pool in 2022 with Pentair control system
- Saltwater jetted pool spa
- Space for lounging and sunbathing surrounded by beautifully manicured gardens and mature trees creating immense privacy
- Fully fenced in backyard with gated access
- Self-cleaning dog-run side yard with irrigation system
- Newly updated Rain Bird irrigation system
- Beautiful fully outfitted outdoor kitchen with all Lynx appliances
- Tucci dual-umbrella canopy with lighting and heating features
- Soapstone countertops with bar seating
- Lynx grill, fridge, dishwasher and bar sink
- Ample space for lounge furniture

COMPASS



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ARCHITECTURAL PLANS FOR FUTURE REMODELS

- Architectural renderings available for primary bathroom and closet remodel to increase size of walk-in closet
- Basement renderings available with proposed depth increase

HISTORIC FEATURES

- The Law House est.1895, named after its original owner, John E. Law, is a landmark in Boulder's history
- Built by prominent stonemasons with stone quarried from nearby Mount Sanitas
- Original antique lighting fixtures throughout
- Pressed tin ceiling in dining room and library
- Gothic revival architecture
- Original fir wood floors and quality millwork
- Architectural details: leaded glass bay window, distinctive, gabled roofline, flared eaves, closed soffit, crenulated cornice above bay window, dormers, and arched windowed tower.

MECHANICAL & EXTERIOR FEATURES

- HVAC installed in 2006 for upper level of home
- Mini-splits and radiant heat for the main level and basement
- Completely updated Rain Bird irrigation system

UPDATES 2006 – PRESENT

- Full remodel in 2006
- Mini splits added downstairs on main level 2006
- Kitchen, back hall, and library were added in 2006
- AC was installed upstairs in 2006
- Outdoor kitchen added in 2021
- Jetted saltwater pool added in 2022
- Irrigation system upgraded in 2024
- Floors refinished 2024