



PATRICK BROWN GROUP

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934 SPRUCE STREET

SPECIFICATIONS

SETTING

- LEGENDARY BOULDER LIVING IN A LUXURIOUSLY REIMAGINED DOWNTOWN HOME!
- FROM THE FRONT DOOR, STROLL TO THE BEST OF WEST PEARL'S SHOPS AND DINING
- 8,103 SF LOT WITH MAIN RESIDENCE AND ADU, IDEAL FOR GUESTS, RENTAL OR OFFICE
- SPECTACULAR VIEWS OF THE FLATIRONS FROM THE PRIMARY SUITE UPPER DECK
- PRESERVED HISTORIC CHARM, MODERN LUXURY INTERIORS & OUTDOOR LIVING SPACES
- SPACIOUS LOT WITH MATURE TREES AND AMPLE OFF-STREET PARKING
- SEAMLESS INDOOR-OUTDOOR LIVING ON PROFESSIONALLY LANDSCAPED GROUNDS
- JUST STEPS TO WORLD-CLASS HIKING AND BIKING!

GENERAL

- Striking modern residence, completely rebuilt with superior craftsmanship from the studs by Rob Lockett
- Main residence and ADU complete 4 bedrooms, 4 bathrooms and 2, 714 SF of luxurious living space
- Beautiful 4-inch plank, solid white oak flooring and oak banisters throughout the home
- Floor to ceiling windows and doors throughout the main level and upper levels
- Charming entrance with a gracious foyer, flanked by a windowed coat closet and sunlit oak staircase
- Picturesque, sunlit sitting room/dining room flex space welcomes you into the home
- Gourmet chef's kitchen with top-of-the-line appliances and spacious walk-in pantry
- Serene and open dining and living room centered by a sleek gas fireplace and walls of windows
- Inviting sunlit outdoor deck with sophisticated pergola
- Luxurious primary retreat on upper level with private deck showcasing Pearl St and Flatiron views
- Private main level bedroom with three-quarter bath
- Upper-level guest bedroom with ensuite bathroom and closet
- Sun-filled oak staircase and banisters lead to the upper-level primary and guest bedroom suites
- Kichler designer pendant lighting throughout main residence
- Kohler toilets, sinks and faucets throughout main residence
- Windsor aluminum clad windows throughout living room and upper level
- 738 SF of addition lower-level crawl spaced (not included in total SF) provides access to laundry room
- 804 SF ADU with full kitchen, separate bedroom, full bath, laundry and private fenced yard
- One car garage attached to ADU with double-sided garage doors providing access to alley and driveway

COMPASS



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- Ample off-street parking
- EV charger attached to main residence
- Smart thermostats
- Heat pump & air source for AC
- Whole home humidifier
- ERV fresh air circulation
- Sump pump
- Ring doorbell
- 3.28kW owned solar system
- Rain Bird irrigation system

MAIN LEVEL

- Charming, preserved historic front entrance opens to a modern finishings and sunlit interiors
- Spacious, windowed coat closet makes for easy arrivals and departures
- Glowing sitting room/dining room flex space surrounded by windows and sunshine
- Walk through the foyer to find the luxurious kitchen, dining and living room space
- Open concept gourmet chef's kitchen and hidden walk-in pantry
- Elegant dining space centered under striking Kichler pendant light
- Cozy living room centered around a stunning Heat and Glow Cosmo 42in Linear Fireplace
- Walls of windows fill the home with light
- Access to outdoor dining and living space on a spacious Mosso Bamboo deck
- Private guest suite/office flex space with customizable California Closet plans for Murphy bed suite
- Beautiful, sunlit three-quarter bath

KITCHEN

- A sophisticated gourmet chef's dream, this beautifully designed kitchen features top-of-the-line appliances
- Custom Nickelson Interiors cabinetry
- Hidden walk-in pantry
- White quartz countertops
- Large center island with seating for 4+, perfect for casual dining and entertaining
- JennAir gas range and hood
- JennAir refrigerator and freezer
- JennAir dishwasher
- JennAir microwave oven
- Stainless steel farm sink with Kohler faucet

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UPPER LEVEL

- Follow the oak staircase to the upper level framed by stunning designer Kichler pendant lighting
- Elegant primary suite with a private balcony, perfect for peaceful mornings and evenings
- Generously sized guest suite featuring a full en suite bath and large closet
- Additional California Closet plans for additional closet space in guest suite
- Large skylight fills the hallway and staircase with natural light

PRIMARY SUITE

- The luxurious owner's retreat is thoughtfully designed for comfort and privacy
- Spacious bedroom with floor to ceiling glass sliders leading to a private rooftop balcony
- Private balcony offers serene views and a quiet escape
- The spa-like primary bath is flooded with natural light
- Double vanity
- Oversized walk-in shower with bench seating for two
- Private water closet
- Plans available for custom California Closet built-ins for primary closet

LOWER-LEVEL CRAWL SPACE

- Walk-in crawl space offering 738 SF of additional storage space
- Laundry room with LG washer and dryer
- Mechanical room

ADU

- Two homes for the price of one with this 804 SF ADU!
- Perfect for rental income, guest suite or home office/business space
- Private entrance with separate fenced yard
- Laundry room and coat closet
- Full kitchen with dishwasher, hooded gas range, custom cabinetry and large breakfast bar
- Living room and dining room space
- Private bedroom with large closets
- Full bathroom
- Forced heating and air conditioning
- Fire suppression system
- One-car garage with double-sided garage doors for alley and driveway access

OUTDOOR LIVING SPACES

- Spacious main level Mosso Bamboo deck with space for dining or sitting under a beautifully designed pergola
- Generously sized rooftop deck complete with porcelain pavers and views of Pearl Street and the Flatirons
- Private, fenced-in yard attached to ADU
- Ample off-street parking
- Stunning mature trees surround the home

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EXTERIOR

- Rain Bird irrigation
- One-car garage
- EV charger

MECHANICAL

- Energy-efficient appliances and fixtures
- Heat pump and air source AC
- Sump pump
- Smart thermostats
- Heat pump & air source for AC
- Whole home humidifier
- ERV fresh air circulation
- Sump pump
- Ring doorbell
- 3.28kW owned solar system

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