



PATRICK BROWN GROUP

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12357 N. 75TH STREET

SPECIFICATIONS

SETTING

- Lot Size: 7 acres
- Location: Unincorporated Boulder County/Hygiene
- Views: Front and Back Range
- Lake Front: Abuts Burch Lake with Access Privileges

EXTERIOR ENVELOPE

- Siding: 2" custom milled fir siding
- Stone: Natural, Oklahoma Brown stone
- Patios: Hand placed pavers
- Roof: Standing seam metal
- Front Door: Custom wrought iron door
- Windows: Anderson E Series, aluminum clad, wood interior
- Sliding Doors: Anderson aluminum clad folding doors

INTERIOR FINISHES

FLOORS

- First and Second Floor: 200-year-old reclaimed White Oak
- Bathrooms: Various porcelain tiles throughout

WALLS & CEILINGS

- Paint: Low VOC
- Drywall: 5/8th drywall throughout. Hand trowel finish
- Beams: Custom built steel beam with integrated lighting
- Wood Beams: Reclaimed, hand hewn solid beams

OTHER

- Fireplaces: 3 throughout, Isoken, open hearth dual fuel full masonry fireplace in great room. Custom steel surrounds
- Door Hardware: Rocky Mountain Hardware Throughout
- Interior Doors: Full custom, 8 foot, 1 3/4" thick white oak

LIGHTING

- Throughout: Recessed LED
- Fixtures: Restoration Hardware, Hubbardton Forge

PLUMBING FIXTURES

- All Bathrooms: Brizo, Kohler bidet toilets



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KITCHEN & PANTRY

- Cabinets: Full Custom Live Sawn White Oak
- Cooktop/Ovens: Wolf/Convection
- Hood: Full custom steel with Wolf insert
- Microwave: Wolf
- Fridge: Subzero (column)
- Freezer: Subzero (Column)
- Dishwashers: Cove
- Wine Fridge: Subzero
- Built in Coffee: Melie
- Backsplash: Matching quartzite
- Pantry: Subzero beverage drawers, custom white oak cabinets, ice maker

MECHANICAL & ENERGY EFFICIENCY

- Heat: Forced air and electric radiant in bathrooms
- AC: Condenser
- PV: 11.75 kW Owned system
- HRV: Installed
- HERS Score: -44
- Insulation: Full envelope closed cell spray foam

GARAGE & ACCESSORY BUILDINGS

- Attached Garage: 3 car garage with one air-conditioned bay
- Agricultural Barn: 2,000 sf barn with drive through doors
- Art Cabin: 600 sf with wood burning stove
- Agricultural Office (guest house): 1,800 sf 2 bed 2 bath

LANDSCAPING & IRRIGATION

- Water Rights: 1/8 Share Palmerton Ditch
- Cistern: 3x 10,000 Gallons
- Irrigation: New custom system
- Sod/Seed: Sod around House – Seed elsewhere
- Plantings: Extensive

POOL & SPA

- Construction: Fiberglass with automatic covers
- Size: 20'x40' pool 8'x8' spa
- Equipment: Dual Pentair Natural Gas Heaters