

3645 CHOLLA COURT

SPECIFICATIONS

SETTING

- EXTRAORDINARY NEW CONSTRUCTION MASTERPIECE ON 1.6 ACRES!
- THE PINNACLE OF BOULDER LUXURY OVERLOOKING CAPTIVATING PANORAMIC VIEWS
- YEAR-ROUND RESORT LIVING WITH A 26-FT INFINITY POOL, SPA & OUTDOOR KITCHEN
- EFFORTLESS OUTDOOR LIVING & ENTERTAINING ACROSS EXPANSIVE PATIOS & DECKS
- RARE SIX-CAR ATTACHED GARAGE DESIGNED FOR THE DISCERNING COLLECTOR
- BACKING TO MILES OF OPEN SPACE WITH FOREVER, UNIMPEDED VIEWS
- JUST MINUTES TO DOWNTOWN BOULDER'S PREMIERE SHOPPING AND DINING
- DIRECT ACCESS TO MILES OF SCENIC TRAILS FROM THE FRONT DOOR

GENERAL

- A newly constructed luxury masterpiece offers 5,622 SF of refined interior living space!
- Built by Brown Development with the highest-level finishes in pursuit of complete luxury, comfort and in-home wellness
- Set on 1.6 scenic acres, featuring 4 bedrooms and 6 baths abutting public open space with forever views
- Thoughtfully designed architectural lines with expansive windows that flood the home with natural light while preserving privacy and tranquility
- A stunning, custom solid walnut pivot door with Emtek hardware welcomes you into the home
- A grand 26-ft foyer anchored by a designer chandelier and elegant a mono-stair floating staircase
- Open-concept upper level seamlessly connects the kitchen, dining, living areas, and expansive decks for effortless indoor-outdoor living
- The upper-level primary suite serves as a private sanctuary, complete with a spa-inspired bath and secluded deck for sunrise views.
- The main level features a spacious family room, wet bar, fitness studio, private study, luxurious spa, and three guest bedrooms with en suite bathrooms & outdoor access to porches and patios
- The main level spa area is connected to the outdoor pool living space, featuring a Harvia Virta E 240V IOM Sauna with a backlit wall of Himalayan pink salt, steam shower, changing room, water closet, and workout room
- A Morning Star elevator connects the upper & main levels, offering convenience and accessibility
- Two contemporary EcoSmart Flex Series gas fireplaces in the family room and upper-level living room, and outdoor unit on the main-level terrace
- Numerous outdoor porches, patios, and decks surround the house and pool area
- Elevated outdoor living with a full kitchen, pool, hot tub and waterfall and space to entertain
- Wine cellar built into the mountainside that will hold in excess of 200 bottles.
- Attached 1,200 SF, six-car garage with car lift and ample storage space

- Fully integrated lighting system with Lutron motorized window coverings and lighting keypads throughout the home
- Two laundry rooms on main and upper levels
- Elevated white oak ceilings compliment wide plank white oak flooring throughout the home
- Featuring custom artisan-crafted trowel finish, textured McKinley limestone and walnut accent walls throughout

UPPER LEVEL

- The grand 26-foot foyer features a majestic white oak ceiling and a mono-stair floating staircase with solid white oak treads welcomes you into the home.
- Ascend the floating oak stairs or take the sleek, Symmetry IGD Morning Star elevator to the all-encompassing upper level
- Featuring a grand living room, dining room, gourmet chef's kitchen, and spa-like primary suite
- An elegant dining room is framed by floor to ceiling windows and indoor/outdoor access to the extensive decks overlooking Boulder
- A convenient and chic powder is adjacent to the living room, elevator access and storage closet
- A contemporary EcoSmart Flex Series gas fireplace anchors the living room under soaring ceilings and walls of glass
- Indoor-outdoor living is seamless with multiple decks, including a designated cozy outdoor terrace with EcoSmart fireplace.
- The top-of-the-line, gourmet chef's kitchen is built to impress with extensive custom cabinetry, a full scullery/butler's pantry and highest-level appliances.
- Enjoy casual meals at the oversized kitchen island or by the windowed kitchen dining nook under designer pendant lighting
- Gallery lighting throughout the upper-level illuminates perfect places for a high-end art collection
- Escape to the scenic owner's retreat encompassing an entire wing of the upper level

KITCHEN

- A gourmet chef's dream, this fully equipped kitchen is perfect for hosting and entertaining!
- Open concept kitchen with oversized kitchen island, extensive custom cabinetry and stunning, designer pendant lighting throughout.
- Enjoy casual meals in the breakfast nook or informal breakfasts by the oversized kitchen island
- The Miele and Thermador appliance package includes a 30" refrigerator, 30" freezer, electric griddle, dual burner gas cooktop, 30" handleless wall oven, handleless speed oven/microwave, warming drawer, induction cooktop, and dishwasher.
- The wine connoisseur will enjoy the 30" built-in wine dispenser by Wine Sommelier
- Zephyr island hood and blower
- The extensive butler's pantry includes built-in custom cabinetry, additional dishwasher, and built-in plumbed coffee system.

PRIMARY SUITE

- Welcomed by commanding views and serene privacy, this luxurious primary suite retreat offers a refined escape with private entrance and floor to ceiling windows
- Thoughtfully designed with a spa-inspired bath, custom walk-in closet, and exclusive private deck overlooking Boulder.
- The spacious walk-in closet is complete with custom walnut cabinetry and a slab-topped central island dresser and Miele compact washer/dryer.
- The en suite resort style bath is an architectural masterpiece.
- A soaking tub anchors soaring ceilings and serene foothill views.
- Dual vanities, an oversized steam shower, private water closet and pre-wiring for integrated audio complete the space
- The private owners deck offers 180-degree views and the perfect place to spend quiet mornings and slow evenings

MAIN LEVEL LIVING & WELLNESS SPACE

- The main level features a spacious family room, fitness studio, private study, luxurious spa, and three additional bedrooms with en suite bathrooms
- Perfect for hosting guests, each bedroom features en suite bathrooms and private outdoor access to patios and views
- A contemporary EcoSmart Flex Series gas fireplace centers the main level family room
- Main level wet bar equipped with a dishwasher, 24" built-in 4 bottle wine dispenser, and 30" built-in bottom freezer, and Iron Abode custom metal shelving.
- An in-home wellness space is the truest form of luxury!
- The spa area is connected to the outdoor pool living space and features a Harvia Virta E 240V IOM Sauna with a backlit wall of Himalayan pink salt, steam shower, changing room, water closet, and workout room.
- Main level laundry includes a full-size LG washer and dryer

OUTDOOR LIVING SPACE

- The property boasts numerous outdoor porches, patios, and decks surrounding the house and pool area, providing ample space for relaxation and entertaining
- A limitless 26-foot pool with a hot tub and an automatic built-in pool cover provide resort style living year-round!
- Urban Bonfire outdoor heated kitchen includes metal cabinets, solid surface countertops, and prep sink
- Appliances by Blaze include a gas BBQ/grill, under-counter refrigerator, and ice storage bin.
- Additional features include a 42-inch Montigo Mahana fireplace.
- Outdoor landscape sound system and subwoofer prewire.

INTERIOR FEATURES & DETAILS

- Elevated white oak ceilings compliment wide plank white oak flooring throughout the home
- Featuring custom artisan-crafted trowel finish, textured McKinley limestone and walnut accent walls throughout
- Complemented by Rift cut oak accent trim. 7" base and kerf cut
- Mono-stair floating staircase with solid white oak treads
- Solid panel Rift cut oak interior doors with Emtex Hardware.
- Artisan-crafted ironwork railings.
- Rift Cut White Oak cabinets throughout the home, designed by Trisha Cohen Design and built by R Chase Design/Shiloh Cabinetry
- Ann Sacks tile and Bedrosians tile
- Two contemporary EcoSmart Flex Series gas fireplaces and an outdoor fireplace on the main-level terrace
- Harvia Virta E 240V IOM Sauna with a backlit wall of Himalayan pink salt
- Symmetry IGD elevator by Morning star
- Hardwired Lutron motorized window coverings integrated into the lighting system and lighting keypads throughout the home

EXTERIOR FEATURES

- The decks feature Brazilian IPE exterior decking with a Class A fire rating
- An exterior stairwell provides easy access from the upper level to the pool area
- Fully landscaped by Green Landscape Solutions. Includes sprinkler system.
- Southeast-facing patio with a sandstone-wash finished hardscape.
- A blend of textures, including McKinley dry-stacked limestone, stucco, modern metal, and distinctive siding.
- Premium WeatherShield windows throughout, with multi-panel sliding glass doors in the living room, dining room, and master suite.

GARAGE

- Built into the mountain with space for 6 cars and equipped with a lift.
- Sandstone-wash finished floor.
- Hormann Group custom innovative door system.

TECHNOLOGY PACKAGE

- Includes a state-of-the-art Lutron RA3 Lighting system covering most areas of the home.
- Fully integrated and hardwired into the lighting system and lighting keypads.
- High-end Samsung TVs, including 2 Flush-Mounted Samsung Frame Art TVs.
- Custom designer soundbars to match the Frame TVs.
- Speakers: Premium JL Audio in-wall subwoofer system in the main living room and 5.1 Surround sound setups prewired in both the Family Room & Living Room.
- TV Lift in the master bedroom.
- Ubiquiti Wi-Fi 6 hardwired network with Ultra-Fast Wi-Fi.
- 2 Sonos Amps for house wide music.

- On-wall magnetic iPad docking stations.
- Flush-mounted doorbell.
- Outdoor speakers on one patio and prewired on the others.
- Equipment rack included to house equipment.
- Extensive prewire for door contacts, glass break sensors, keypads, smoke & CO detection, and more.
- All sensors are flush-mounted for optimal aesthetics.
- Other features include water sensors, water shutoff system, and cellular backup.
- 8 Camera Surveillance System with AI notifications.

MECHANICAL

- HERS Rating: Negative 26 (certified by the Home Energy Rating System).
- Three Carrier 5-ton Infinity Heat Pumps with steam humidifiers.
- Two Navien Tankless water heaters.
- 320 amp service.
- 21.6 KW solar system
- Complete home fire sprinkler system by Freedom Fire Protection.
- VacPan sweep inlet & NO hose inlets.
- Elk M1/E27 wired throughout the house