



# 5354 2ND STREET

## SPECIFICATIONS

### SETTING

- Commanding mountain vistas in an exceptional Dakota Ridge location.
- Unrivaled connection to nature in a brand-new custom residence.
- Expansive windows frame breathtaking foothill and open-space views.
- Effortless outdoor living and entertaining across multiple levels of the home.
- Backing to public open space with direct access to miles of scenic trails.
- Just minutes to downtown Boulder's premier shopping and dining.

### GENERAL

- Brand-new luxury construction offering approximately 5,106 SF of refined interior living space.
- Built by Wikstrom Builders with premium finishes, materials and top-of-the-line appliances.
- Six bedrooms and seven baths in a highly flexible three-level floor plan.
- Thoughtfully designed architectural lines and expansive windows fill the home with natural light while preserving privacy and tranquility.
- A retractable glass wall creates an immediate connection to the covered outdoor living space and scenic foothill setting.
- An oversized all-glass front door opens to a sun-filled foyer and flowing open main level.
- The main-level living room, dining room and kitchen connect seamlessly for everyday living and entertaining.
- Fully equipped chef's kitchen with extensive custom cabinetry, spacious walk-in pantry and Wolf/Sub-Zero appliance suite.
- Two primary suites - one on the main level and a larger upper-level retreat - create exceptional flexibility for single-level living, extended family, guests or a private office suite.
- Floating oak staircase leads to the upper-level primary retreat and guest suites.
- Elevator connects all three levels of the home.
- Upper level includes the primary retreat, two additional ensuite guest bedrooms and a spacious laundry room.
- The upper-level primary suite frames captivating views and features a generous walk-in closet, spa-inspired bath and private deck overlooking the foothills.
- Upper-level guest suites include walk-in closets and ensuite bathrooms.
- Lower level features a spacious family/media room with a wet bar, wall of glass and access to the walk-out patio.
- Lower-level guest suite and additional bedroom/gym flex space provide meaningful separation and flexibility for family and guests.
- Spacious mudroom with custom shelving provides convenient access to the detached two-car garage.
- Soaring garage ceiling height allows for the potential installation of a car lift, creating capacity for up to four vehicles.
- Professionally landscaped exterior spaces extend the home's seamless indoor/outdoor living experience.
- Natural white oak hardwood flooring and Level 5 drywall throughout.
- High-efficiency systems include zoned heating and cooling, April Aire steam humidification and a tankless gas water heater.
- Owned 16kW solar PV system.
- HERS-rated home.



## **MAIN LEVEL**

- Sweeping foothill and open-space views fill the main level.
- Oversized Marvin retractable glass door creates an immediate indoor/outdoor connection from the living room to the covered porch.
- Clean architectural lines, soaring ceilings and a modern linear gas fireplace anchor the great room.
- Dedicated dining space provides an effortless setting for entertaining while maintaining views and connection to the kitchen.
- Fully equipped chef's kitchen features custom cabinetry, Wolf/Sub-Zero appliances and a spacious walk-in pantry.
- Main-level primary suite provides true single-level living and exceptional flexibility for extended family, guests, aging in place or a private executive office suite.
- Oversized windows bring abundant natural light across the white oak flooring.
- Powder bath adjacent to the kitchen features custom tile and designer lighting.

## **KITCHEN**

- Designed for cooking and entertaining with extensive custom cabinetry, an oversized quartz island and bespoke designer pendant lighting.
- Island seating for four or more with additional below-counter cabinetry and storage.
- Custom floating shelving frames the windowed farmhouse sink.
- Wolf/Sub-Zero appliance suite includes a hooded gas range, refrigerator/freezer and dishwasher.
- Spacious walk-in pantry includes built-in custom cabinetry for organized, concealed storage.

## **UPPER LEVEL**

- Floating oak staircase and elevator provide access to the upper-level primary retreat and guest suites.
- Two guest suites feature full ensuite bathrooms with custom tile and walk-in closets.
- Spacious hallway laundry room adds convenience and additional storage.
- Private primary wing includes a generous bedroom, spa-inspired ensuite bath, oversized walk-in closet and private deck.

## **PRIMARY SUITE**

- Commanding foothill views, abundant natural light and exceptional privacy create a serene primary retreat.
- Oversized windows provide space for a sitting area, reading area or early-morning movement.
- Spa-inspired bath, generous walk-in closet and exclusive private deck overlook the foothills and surrounding open space.
- Walk-in closet is ready for customization to create a tailored storage system.
- Ensuite bath features premium finishes, Euro-glass walk-in shower and a soaking tub positioned to capture the foothill views.
- Oversized dual vanity and private water closet complete the bath.

## **LOWER LEVEL**

- Spacious family/media room is filled with natural light from floor-to-ceiling glass and opens directly to the walk-out patio.
- Wet bar with Wolf/Sub-Zero beverage refrigeration supports entertaining and extended-stay living.
- Immediate patio access continues the home's seamless indoor/outdoor connection.
- Lower-level guest suite and additional bedroom/gym flex space provide flexibility for family, guests, fitness or work.
- Mudroom with ample custom shelving creates an organized transition between the home and detached garage.



### **OUTDOOR LIVING SPACE**

- Multiple patios, covered outdoor living areas, and an upper-level deck provide a variety of spaces for relaxing and entertaining.
- Lower-level patio is plumbed for gas for a potential outdoor kitchen.
- Professionally designed landscaping with easy-to-maintain irrigation.

### **MECHANICAL**

- Owned 16kW solar PV system.
- Carrier air conditioning and furnace.
- Zoned HVAC.
- April Aire steam humidifier.
- Tankless gas water heater.
- 320-amp electrical service.
- HERS-rated construction.