



1145 TIMBER LANE

SPECIFICATIONS

SETTING

- Extraordinary Pine Brook Hills setting high above Boulder
- Residence dramatically integrated among monumental natural rock formations
- Jetliner views across Boulder and the plains, with forested foothill and mountain views in the opposite direction
- Multiple decks and terraces positioned for sunrise, sunset and year-round outdoor living
- Exceptional privacy and immersion in nature, yet just moments from Pearl Street and everything Boulder has to offer
- Terraced outdoor spaces woven directly into the surrounding rock formations

RENOVATION + DESIGN

- Comprehensive top-to-bottom renovation touching virtually every surface of the residence, with the home essentially unoccupied since completion
- High-end hardwood flooring throughout
- Fully renovated bathrooms with designer tile, cabinetry, plumbing fixtures and lighting
- Designer-selected finishes from Bedrosians, Petra Slate, Pental Quartz, Marble Systems and WOW Tile
- Gessi plumbing fixtures throughout renovated baths and Waterstone kitchen fixtures
- Restored natural wood ceilings with contrasting exposed beams
- New interior doors and hardware throughout
- New Lutron-controlled shades and integrated smart-home functionality
- Renovated lower level with expanded entertainment area, custom Murphy bed, integrated storage and mudroom
- Widened and repaved driveway with integrated snowmelt
- New concrete pathways, exterior safety railings and rerouted gutter system

GENERAL

- 4,226 SF of finished living space
- 4 bedrooms and 6 baths across three thoughtfully designed levels
- Warm contemporary interiors combining natural wood, stone, steel and architectural glass
- Walls of glass, oversized windows and skylights capture natural light and views throughout
- Dramatic open staircase with black steel detailing and natural wood treads and rails
- Radiant heating system with extensive multi-zone controls
- Mitsubishi mini-split heating and cooling in select rooms
- Control4 whole-home automation, Lutron lighting controls and automated shades
- Integrated whole-home audio and security
- Attached 2-car garage

Dedicated studio ideal for fitness, office or creative use

MAIN LEVEL

- Dramatic entry with immediate sightlines through the residence to the surrounding landscape
- Soaring great room surrounded by floor-to-ceiling glass
- Two-sided fireplace clad in Petra Slate Silver Split Face LedgeStone
- Modern projector and retractable screen
- Elevated dining area positioned between expansive eastern and western views
- Direct access to multiple decks and terraces
- Main-level primary suite plus an additional ensuite bedroom with private deck



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KITCHEN

- Renovated kitchen positioned to capture dramatic city and mountain views
- Expansive entertaining peninsula with integrated cabinetry and concealed storage
- Custom cabinetry and floating wood shelving
- Wolf range with double ovens, griddle and coordinating stainless hood
- Sub-Zero refrigeration
- Second dishwasher with new cabinet fronts to complement the home's natural palette
- Waterstone kitchen fixtures, including separate filtered-water faucet
- Designer tile backsplash and abundant natural light
- Direct connection to surrounding outdoor living spaces

PRIMARY SUITE

- Glass-wrapped main-level suite privately positioned within the residence
- Floor-to-ceiling windows create the sensation of floating above the landscape
- Private fireplace and deck
- Custom wood-paneled feature wall
- Automated shades and dedicated Mitsubishi mini-split system
- Serene five-piece bath with soaking tub and oversized glass shower
- Bedrosians Magnifica Encore Calacatta Super White slab surfaces
- Diana Royal Leather marble flooring and Pental Quartz accents
- Landmade Sevan Purestone freestanding soaking tub
- Gessi fixtures in Black XL
- Toto Neorest AH dual-flush toilet
- Expansive custom walk-in closet and dedicated linen cabinetry

UPPER LEVEL

- Two additional bedroom suites beneath restored wood-paneled ceilings and exposed beams
- Private office/flex space with pitched ceiling and expansive windows
- Open landing overlooking the great room
- Panoramic views across the surrounding foothills and plains
- Four oversized skylights integrated into the central vaulted ceiling
- Ensuite baths with individually selected designer tile and Gessi fixtures
- Dedicated laundry room with utility sink and built-in cabinetry

WALKOUT LOWER LEVEL

- Renovated walkout level with direct outdoor and garage access
- Flexible family, game and media spaces
- Custom Murphy bed creates additional guest accommodations
- Automated drapery provides privacy for the sleeping area
- Three-quarter bath with custom tile and glass-enclosed shower
- Windowed mudroom with built-in bench, storage and wall hooks
- Large mechanical and storage room

OUTDOOR LIVING

- Series of decks and terraces woven directly into the natural rock formations
- East-facing terraces overlooking Boulder, the plains and city lights
- West-facing outdoor spaces capturing foothill and mountain views
- Built-in outdoor kitchen
- Multiple outdoor gas fire features
- Concrete and stone pathways connect the residence, studio, gardens and outdoor living areas
- New exterior safety railings preserve open sightlines
- Spaces designed for morning coffee, sunset dinners and large-scale entertaining



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SYSTEMS + MECHANICAL

- Multi-zone hydronic radiant heating system with rerouted piping
- Triangle Tube Prestige boiler and Heat-Flo storage equipment
- Taco zone controls, Caleffi hydraulic separation and Grundfos circulation equipment
- Mitsubishi mini-split systems in select rooms
- Whole-home water conditioning and StreamLabs smart water monitoring/shutoff system
- Upgraded electrical and gas service
- Control4 whole-home automation and Lutron smart lighting and automated shades
- Integrated whole-home audio and security
- Rain Bird irrigation system
- AeroVironment EV charger
- Integrated driveway snowmelt system

Measurements are approximate and no responsibility is taken for any omission or misstatement. Square footage is based on professional measurements and floor plans and is not guaranteed. Only those items specified in the contract of sale convey. Information is deemed reliable but should be independently verified.