



901 TERRACE CIRCLE SOUTH

SPECIFICATIONS

SETTING

- Backing to acres of open space in North Boulder's Dakota Ridge neighborhood.
- Flatiron and foothill views from multiple levels of the home.
- World-class hiking and biking accessible from the neighborhood.
- Walking distance to North Boulder amenities and minutes to downtown Boulder.
- Multiple outdoor living spaces include a covered front porch, pergola-covered patio and upper-level west-facing deck.
- Rare combination of substantial living space, open-space access and everyday North Boulder convenience.

GENERAL

- Custom-built 5-bedroom, 5-bath residence encompassing 4,184 SF across four thoughtfully designed levels.
- Four bedrooms together on the primary upper level - an increasingly difficult floor plan to find in Boulder.
- Refined architectural detailing is complemented by craftsman-inspired millwork.
- Soaring ceilings and hardwood flooring define the light-filled main level.
- Open-concept floor plan is designed for both everyday living and entertaining.
- Living room features a gas fireplace, built-in cabinetry and French doors opening to the covered front porch.
- Spacious dining area opens directly to a pergola-covered patio and fully fenced yard.
- Gourmet kitchen offers custom cabinetry, granite countertops, center island and walk-in pantry.
- Upper level includes the primary suite plus three additional bedrooms and laundry.
- Top-floor office/5th-bedroom flex space offers attic access and foothill views.
- Finished lower level includes expansive recreation/media space, custom built-ins, three-quarter bath and abundant storage.
- Attached two-car garage provides convenient everyday access.
- Mature landscaping creates privacy and tranquility.
- Irrigation system and freshly painted interiors complete the residence.

MAIN LEVEL

- Covered front porch opens to a bright, generous main level.
- Living and dining spaces are framed by abundant natural light and warm architectural millwork.
- Gas fireplace and custom built-ins anchor the living room.
- French doors extend the living room directly to the covered front porch.
- Large glass doors off the dining area open to the pergola-covered patio.
- Office alcove and powder bath are conveniently positioned near the kitchen.



KITCHEN

- Designed for cooking and entertaining with rich custom cabinetry, granite countertops and designer pendant lighting.
- Dacor six-burner hooded range and stainless-steel appliances.
- Generous center island offers casual seating and additional prep space.
- Walk-in pantry provides exceptional everyday storage.
- Integrated desk/workstation supports household organization.
- Open connection to the dining and living spaces creates effortless flow.

UPPER LEVEL

- Four bedrooms are thoughtfully grouped together on the primary upper level.
- Vaulted primary suite is filled with natural light and framed by Flatiron views.
- Junior suite includes a walk-in closet, ensuite bath and west-facing deck.
- Two additional bedrooms share a well-appointed hall bath.
- Upper-level laundry room and linen storage add everyday convenience.
- Separate top-floor office/bedroom flex space offers attic access and foothill views.

PRIMARY SUITE

- Spacious king-size bedroom features soaring vaulted ceilings and oversized windows.
- Expansive walk-in closet is designed for effortless organization.
- Spa-like primary bath includes a custom dual vanity with abundant storage.
- Windowed soaking tub is framed by bespoke tile.
- Frameless glass walk-in shower provides clean modern detailing.

LOWER LEVEL

- Oversized recreation and media room is enhanced by large egress windows.
- Custom built-in entertainment center anchors the space.
- Three-quarter bath is ideal for guests.
- Flexible living area supports fitness, play, media or additional living.
- Generous storage enhances organization and functionality.

OUTDOOR LIVING SPACE

- South-facing covered front porch creates an inviting extension of the main living area.
- Pergola-covered patio off the dining room is ideal for al fresco dining.
- Upper-level west-facing deck captures foothill views.
- Fully fenced yard is framed by mature trees and established landscaping.
- Dakota Ridge open space, trails and neighborhood amenities are just outside the door.



MECHANICAL

- High-efficiency heating and cooling systems.
- High-performance triple-pane architectural windows.
- Energy-efficient appliances and fixtures.
- Irrigation system supports low-maintenance lawn care.