



1710 SUNSET BOULEVARD

SPECIFICATIONS

SETTING

- Coveted Sunset Hill setting on one of Boulder's most distinctive residential streets
- Commanding Flatirons, foothill and city views
- Rare combination of an elevated setting, privacy, a flat usable yard and genuine walkability
- Walk to Ideal Market, Pearl Street, neighborhood parks, trails and top-rated schools
- South-facing covered deck overlooking the mountains and city
- Flat, fully fenced backyard ideal for children, pets and entertaining

GENERAL

- 6,016 SF of total (finished and unfinished) living space per professional measurements and floor plans*
- 5 bedrooms and 7 baths across three thoughtfully designed levels
- Built by Channin Development
- Timeless Hamptons Shingle-style architecture with cedar-shingle facade, gambrel roofline and Palladian windows
- Wide-plank oak hardwood floors, tall ceilings, exceptional millwork and designer lighting
- Center-hall entry with coved ceilings, paneled columns, tall baseboards and Molteni cabinetry
- Formal dining room with wainscoting and designer wallcovering
- Butler's and storage pantries with built-in Miele espresso machine, Sub-Zero wine refrigerator and beverage drawers
- Light-filled living room with fireplace, custom built-ins and floor-to-ceiling glass framing the Flatirons
- Private main-level office with built-in cabinetry
- Mudroom, windowed laundry room and storage
- Oversized attached two-car garage with separate workshop
- Four ensuite bedrooms together on the upper level
- Walkout lower level with family room, wet bar, wine cellar, recreation/exercise room and private guest suite
- Whole-home AV system
- Owned 7.68kW solar PV system
- Zoned HVAC, whole-home humidifier and fresh-air ventilation system
- Window glass replacement and related window work completed throughout the residence
- Entire interior and exterior freshly repainted

MAIN LEVEL

- Gracious center-hall entry with wide-plank oak flooring, tall ceilings, custom millwork and coved ceilings
- Formal dining room positioned opposite a bright corner office
- Private office with custom built-ins and designer lighting
- Powder room and oversized coat closet near the entry
- Kitchen, living and dining spaces arranged for easy everyday living and entertaining
- Living room with fireplace, custom built-ins and floor-to-ceiling windows capturing the Flatirons
- South-facing covered deck extends the living spaces outdoors with sweeping mountain and city views
- Direct stairs from the deck to the backyard
- Mudroom, windowed laundry and storage connect directly to the garage and workshop
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KITCHEN

- Custom glass-front cabinetry with Carrara marble countertops and subway-tile backsplash
- Large center island and built-in breakfast banquette
- Vented Wolf six-burner range with pot filler
- Double Sub-Zero refrigerator with four pull-out freezer drawers
- Built-in KitchenAid microwave
- Two panel-front Miele dishwashers
- Franke oversized farmhouse sink
- Adjacent butler's and storage pantries with built-in Miele espresso machine, Sub-Zero wine refrigerator and two beverage drawers

UPPER LEVEL

- Four ensuite bedrooms together on one level, including the primary suite
- Secondary bedroom suites with oversized windows, wide-plank oak flooring and walk-in closets
- Full ensuite baths with custom tile, Duravit vanities and Toto toilets
- Spacious upper hall with oversized linen storage and room for a sitting or reading area

PRIMARY SUITE

- Vaulted bedroom with southern light and commanding mountain views
- Private deck for morning coffee or evening use
- Two custom walk-in closets
- Carrara-clad spa bath with upscale fixtures and hardware
- Benched walk-in shower sized for two
- Jetted soaking tub positioned beneath mountain views
- Wide double vanity with generous storage
- Two private water closets with Toto commodes
- Radiant-heat bathroom floors
- Stacked Samsung washer/dryer in one walk-in closet

LOWER LEVEL

- Walkout family room and informal dining area filled with natural light
- Fireplace with custom cabinetry
- Oversized wet bar with two Sub-Zero drawers, Scotsman ice machine, Miele dishwasher, custom cabinetry and floating shelves
- Dedicated wine cellar with substantial bottle storage
- Spacious recreation/exercise room with rubber flooring, floor-to-ceiling mirrors, adjacent full bath and outdoor access
- Private fifth bedroom suite with ensuite bath and walk-in closet
- Direct access to the flat, fenced backyard
- Additional storage and mechanical room

OUTDOOR LIVING SPACE

- South-facing covered main-level deck with panoramic Flatirons, foothill and city views
- Private primary-suite deck
- Flat, fully fenced backyard with gated front-yard access
- Direct walkout access from the lower level
- Irrigated lawn and established landscaping
- Exterior storage closet beneath the deck stairs



MECHANICAL

- Owned 7.68kW solar PV system
- Whole-home AV system
- Heil air conditioning and furnace
- Zoned HVAC
- Triangle Tube tankless gas water heater
- Honeywell Fresh Air ventilation system
- Whole-home humidifier
- Irrigation 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.*