



1530 TIMBER LANE

SPECIFICATIONS

SETTING

- Exceptional 10.6-acre Pine Brook Hills property with gently sloping terrain and a rare sense of privacy and scale.
- Magnificent 360-degree views, including views of Pinebrook Lake.
- Fully landscaped mountain oasis with pool, spa, sauna, private hiking and mountain-biking trails, and extensive outdoor living.
- Less than a 10-minute drive to Boulder - a rare combination of mountain privacy and immediate access to downtown.

ARCHITECTURE AND DESIGN

- Main residence designed by renowned Boulder architect Hobart D. Wagener with Jay Nold Midyet.
- Guest house and garage designed by James McCutcheon.

EXTERIOR OF HOME

- Brand-new standing-seam metal roof.
- Brand-new Velux venting and shading skylights.
- Forged-iron double gate with master and slave controllers and house-gate intercom system.
- Stucco and stone-cap columns with custom forged-iron column lights.
- Western red cedar fascia wood and copper rain downspouts and gutters.
- Stucco walls and cedar-clad vaulted ceilings, both interior and exterior.
- Forged and hammered iron railings.
- Concrete exterior walkways.
- Buff sandstone capstone walls with moss- and lichen-covered fieldstone walls.

FOYER AND ENTRYWAY

- African mahogany grand entry door.
- Slate flooring and cementitious curved Venetian plaster wall.
- 4-inch buff sandstone caps.
- Large window walls introduce abundant natural light.

KITCHEN

- Open kitchen design with breakfast bar and walk-in pantry.
- Granite double-bay main sink and stainless-steel food-prep sink in center island.
- Wolf electric oven, six-burner gas stove and wall oven/microwave combination.
- Sub-Zero refrigerator/freezer, wine cooler and Bosch dishwasher.
- Brazilian soapstone countertops.
- Outdoor Viking gas grill with rotisserie.



KITCHEN LOUNGE

- Cozy wood-burning stove with dedicated seating area.
- Dining space beneath designer pendant lighting.
- Four grouped skylights fill the space with natural light.

PRIMARY SUITE

- Luxurious main-level primary suite with exceptional views from every window.
- Soaring ceilings and walls of windows fill the space with natural light.
- Fireplace sitting room creates a private retreat for quiet mornings and evenings.
- Primary bath with dual vanities, soaking tub and limestone countertops.
- Spacious walk-in closet.
- Private water closet with toilet and bidet.
- Steam shower with rain head, hand shower, Dolomite stone and river-rock floor.
- Glass doors open directly to the outdoor living spaces.

MAIN LEVEL BEDROOMS

- Southeast bedroom features Brazilian Cherry (Jatoba) hardwood flooring and skylight.
- Southwest bedroom features Brazilian Cherry (Jatoba) hardwood flooring and a forged-iron ladder leading to a lofted reading/playspace.

DINING ROOM

- Built-in glass china cabinets.
- Floor-to-ceiling glass windows frame views toward the city.
- Direct access to stone-covered and open-air patio.

GREAT ROOM

- Custom built-in entertainment center.
- Integrated study area.
- Eight skylights.

FIREPLACE SITTING ROOM

- Sunken Frank Lloyd Wright-inspired Rumford fireplace.
- Custom built-in leather couch.

LIBRARY AND ART STUDIO LOFT

- Wall of custom built-in shelving with rolling library ladder.
- Iron-and-stone curved stair leads to the artist studio loft.
- Acid-stained concrete flooring, sink, cabinetry and walk-in closet.
- Honed black granite countertops.



LAUNDRY ROOMS

- Main level: compact front-load washer/dryer and sink.
- Garden level: large-volume washer/dryer and sink.

GUEST HOUSE

- Integrated audio system.
- Mudroom/bike storage.
- Bedroom loft with cozy wood stove.
- Kitchen with Sub-Zero refrigerator and Wolf stove/oven.
- Limestone bath countertops.
- Office/shop.

INFRASTRUCTURE

- Water supplied by private well with Pinebrook Water District backup, water softener and micron filter.
- 400-amp electrical service with two panels.
- In-floor radiant heat, commercial rooftop air conditioning and nine Mitsubishi units.
- Whole-house humidifier.
- Crestron home system controls lighting, skylights, audio, video and additional systems.
- Vantage lighting system with presets including home-away, intruder and night-scene modes.
- Forged Pakistani onyx chandeliers and sconces.
- Centralized Crestron AV with three music zones and 35 speaker pairs.
- Theater, great room, primary suite and guest-house AV.
- Monitored fire/theft security system with multiple zones.
- 12.6 kW solar system.

INTERIOR / EXTERIOR FINISHES

- Marvin casement windows with bronze-clad exteriors and knotty alder trim.
- Marvin full-light exterior doors and knotty alder shaker interior doors.
- Plato knotty alder cabinetry with forged-bronze Rocky Mountain hardware.
- 25 Velux electric skylights with sun-blocking shades.
- Flooring includes saw-cut slate, Jatoba hardwood and buff sandstone thresholds.
- Venetian plaster interior walls and cementitious stucco exterior.
- Countertops include honed black granite, red granite, limestone and soapstone.
- Forged-iron railings.
- Approximately 2,000 SF of moss- and lichen-covered stone walls with buff sandstone caps.

POOL, SAUNA AND SPA AREA

- New saltwater pool.
- 10-person spa.
- 8-person dry sauna.
- Concrete deck with landscape and party lighting.
- Stone gazebo with Crestron controls, TV, phone and Viking gas grill.



PARK AREA

- Approximately 6,000 SF park lawn.
- Park gazebo.
- Sandstone walkway and boulder garden / 'Stonehenge.'

GARAGES & OUTDOOR SPACE

- Heated three-car garage with epoxy floor.
- Workshop.
- Two-car glass-covered carport.
- 16 parking spaces across garage, carport, RV and driveway areas.
- Seven covered patios totaling approximately 4,050 SF.
- Approximately 6,000 SF buff sandstone flatwork.
- Approximately 2,950 SF buff sandstone / Hollywood-jointed concrete.
- Approximately 984 SF paver walkways.

WATER STORAGE

- 250-foot-deep well producing approximately 2-4 GPM.
- Three cisterns with approximately 7,000 gallons total capacity.

IRRIGATION BUILDING

- Heated and lit building with fan, phone and well-pump controls.
- Sensor alarms for system failure with light, alarm and email alerts.

IRRIGATION SYSTEM

- Three-acre surface-watering and tree-drip system.
- Nine controllers, 30 watering zones, 182 rotor heads and 131 spray heads.

LANDSCAPING

- Landscape lighting integrated with Crestron/Vantage controls.
- Approximately 300 planted trees, including Ponderosa, Bristlecone, Fir and Juniper.
- Extensive forest trees plus deciduous and ornamental varieties.
- Dozens of flowering plants and ornamental grasses.
- Kentucky Bluegrass and Thermal Blue lawns.

FIRE MITIGATION

- Fully mitigated lot with fire breaks and strategic tree thinning.
- Lot sprinkler system.
- Two Pinebrook fire hydrants.
- Building sprinkler system.
- Pinebrook Lake nearby as an additional water source.