



PATRICK BROWN GROUP

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1530 TIMBER LANE

SPECIFICATIONS

SETTING

- ONE OF THE *BEST* LOTS IN ALL OF BOULDER!
- A SCENIC 10.6 ACRE PINE BROOK HILLS PROPERTY OFFERING FLAT GENTLY SLOPING TERRAIN
- MAGNIFICENT 360 VIEWS, INCLUDING VIEWS OF PINEBROOK LAKE!
- FULLY LANDSCAPED OASIS, FEATURING POOL, SAUNA, SPA, HIKING AND MOUNTAIN BIKING TRAILS
- LESS THAN A 10-MINUTE DRIVE TO BOULDER

ARCHITECTURE AND DESIGN

- Main house designed by Hobart D. Wagener and Jay Nold Midyette
- 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
- Stucco and stone cap columns, custom forged iron column lights
- House gate intercom system
- Western red cedar fascia wood
- Copper rain downspouts and gutters
- Stucco walls and cedar-clad vaulted ceilings (interior/exterior)
- Forged and hammered iron railings
- Concrete exterior walkways
- Buff sandstone capstone walls, moss and lichen fieldstone walls

MAIN RESIDENCE

FOYER AND ENTRYWAY

- African mahogany grand door
- Slate floor and cementitious curved Venetian plaster wall
- 4" buff sandstone caps
- Large window walls

KITCHEN

- Open kitchen design with breakfast bar, walk-in pantry
- Granite double bay main sink, stainless food prep sink in center island
- Wolf electric oven, 6-burner gas stove, wall oven/microwave combo
- Sub-Zero refrigerator/freezer, wine cooler, Bosch dishwasher
- Outdoor Viking gas grill with rotisserie
- Brazilian soapstone countertops

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KITCHEN LOUNGE

- Cozy wood-burning stove with seating area
- Dining space under designer pendant light
- 4 grouped skylights

PRIMARY SUITE

- Luxurious main-level primary suite with jaw dropping views from every window
- Soaring ceilings and walls of windows fill the space with natural light
- A fireplace sitting room is the perfect place to enjoy slow mornings and evenings
- Luxury bath with his & hers vanities, soaking tub and limestone counters
- Spacious walk-in closet
- Water closet with toilet and bidet
- Steam shower with rain head, hand shower, Dolomite stone, river rock floor
- All glass doors lead to outdoor living space

MAIN LEVEL BEDROOMS

- SE Bedroom: Brazilian Cherry (Jatoba) hardwood, skylight
- SW Bedroom: Brazilian Cherry (Jatoba) hardwood floor and a forged iron ladder leading to a lofted reading/play space

DINING ROOM

- Built-in glass china cabinets
- Floor to ceiling glass windows with views of the city
- Access to stone-covered/open air patio

GREAT ROOM

- Custom built entertainment center
- Study area
- 8 skylights

FIREPLACE SITTING ROOM

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

LIBRARY AND ART STUDIO LOFT

- Wall of custom built-in shelves
- Rolling ladder, iron/stone curved stair leads to the artist studio loft
- Acid-stained concrete, sink, cabinets, walk-in closet
- Honed black granite countertops

LAUNDRY ROOMS

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

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GUEST HOUSE

- Audio system
- Mudroom/bike storage
- Bedroom loft with cozy wood stove
- Kitchen with Sub-Zero fridge, Wolf stove/oven
- Limestone bath countertops
- Office/shop

INFRASTRUCTURE

- Water: Well + Pinebrook Water District backup, softener, micron filters
- Electrical: 400-amp, 2 panels
- In-floor radiant heat, commercial rooftop AC + 9 Mitsubishi units
- Whole house humidifier
- Crestron home system (lights, skylights, audio, video, etc.)
- Vantage lighting system with presets (home away, intruder, night scene, etc.)
- Forged Pakistani Onyx chandeliers and sconces
- Centralized Crestron AV, 3 music zones, 35 speaker pairs
- Theatre, great room, master & guest house AV
- Security: monitored fire/theft system, multiple zones
- 12.6kW solar system

INTERIOR/EXTERIOR FINISHES

- Windows: Marvin casement bronze-clad exterior, knotty alder trim
- Doors: Marvin full light exterior, knotty alder shaker interior
- Cabinets: Plato knotty alder, forged bronze Rocky Mountain hardware
- Skylights: 25 Velux electric with sun-blocking shades
- Flooring: Saw-cut slate, Jatoba hardwood, buff sandstone thresholds
- Venetian plaster interior walls, cementitious stucco exterior
- Countertops: honed black granite, red granite, limestone, soapstone
- Forged iron railings
- Stone walls: 2000 sq ft moss/lichen boulders with buff sandstone caps

POOL, SPA GAZEBOS & MOUNTAIN PARK

POOL SAUNA AND SPA AREA

- New saltwater pool
- 10-person spa
- 8-person Dry-Sauna
- Concrete deck, landscape & party lighting
- Stone gazebo: Crestron controls, TV, phone, Viking gas grill

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PARK AREA

- 6000 sq ft park lawn
- Park gazebo
- Sandstone walkway, boulder garden “Stonehenge”

GARAGES & OUTDOOR SPACE

- Heated 3-car garage, epoxy floor
- Workshop
- 2-car glass-covered carport
- 16 parking spaces (garage, carport, RV, driveway)
- 7 covered patios (4,050 sq ft total)
- 6000 sq ft buff sandstone flatwork
- 2950 sq ft buff sandstone/Hollywood jointed concrete
- 984 sq ft paver walkways

LANDSCAPING, IRRIGATION AND FIRE MITIGATION

WATER STORAGE

- 250 ft deep well, 2–4 GPM
- 3 cisterns, 7000 gallons total

IRRIGATION BUILDING

- Heated, lit, with fan, phone, well pump controls
- Sensor alarms for failure — sends alerts via light/alarm/email

IRRIGATION SYSTEM

- 3-acre surface watering and tree drip system
- 9 controllers, 30 watering zones, 182 rotor heads, 131 spray heads

LANDSCAPING

- Landscape lighting on Crestron/Vantage controls
- 300 planted trees (Ponderosa, Bristlecone, Fir, Juniper, etc.)
- Multiple forest trees, deciduous and ornamental varieties
- Dozens of flowering plants and grasses
- Lawns: Kentucky Bluegrass and Thermal Blue

FIRE MITIGATION

- Fully mitigated lot with breaks and tree thinning
- Lot sprinkler system
- 2 Pinebrook fire hydrants
- Building sprinkler system
- Pinebrook Lake nearby for additional water source

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