



PATRICK BROWN GROUP

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2100 KOHLER DRIVE

SPECIFICATIONS

SETTING

- An irreplaceable custom estate at the edge of the Flatirons!
- A private Highland Park setting immersed in iconic natural beauty
- Immaculate landscape architecture and resort-inspired grounds
- Effortless outdoor living and entertaining on every level
- Unparalleled combination of privacy, natural beauty, and proximity
- Walk to world-class trails and open space from your front door
- Easy access to Pearl Street, SoBo shopping, dining, and top-rated schools
- The very best of Boulder luxury living!

ARCHITECTURAL DESIGN & CONSTRUCTION

- Designed by Surround Architecture
- Constructed by Harrington Stanko Construction
- Landscape Architecture by Marpa
- Home Automation & Technology by AV Crafters

GENERAL

- Completed in November 2022, this legacy estate represents a rare convergence of architecture, craftsmanship, technology and landscape design
- This extraordinary six-bedroom, six-bathroom custom residence showcases a level of quality and execution that is increasingly difficult to replicate
- Encompassing approximately 6,610 square feet, the home blends modern mountain architecture with exceptional construction and livability
- Every detail was thoughtfully considered, from handcrafted steel and timber beams to advanced home automation
- Featuring soaring ceilings, custom millwork and handcrafted wood and steel beams by Spearhead Woodworks
- UV-coated Loewen triple-pane windows frame the surrounding landscape while maximizing natural light, comfort and efficiency
- Estate-quality landscape architecture surrounds the home with mature and young trees, streams, ponds and custom stonework
- A luxurious primary suite and three additional upper-level guest suites feature premium finishes, individual temperature controls, ensuite bathrooms and automated blackout shades
- The entry level welcomes guests with a dramatic double-height foyer, floating staircase and concealed coat storage
- The entry level includes a game and media room, sound-isolated music studio or flex space, guest suite, fitness studio and walk-out access to patios and gardens

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- A side-entry mudroom features a dog wash, Dutch door, powder bath and custom wood lockers
- Wide-plank waxed white oak flooring and large-format tile extend throughout the home
- Custom cabinetry, millwork, designer chandeliers and statement lighting are featured throughout
- Four gas fireplaces, including a dramatic double-sided fireplace anchoring the main living spaces Savant whole-home automation by AV Crafters integrates lighting, security, HVAC, window coverings and audio
- EMF-conscious construction in upper-level bedrooms
- Solar power with battery backup, EV charging integration and generator-ready infrastructure
- Heated three-car garage with a dumbwaiter connecting directly to the main level
- Automated streams, ponds, landscape lighting and irrigation
- Matching custom storage shed integrated into the landscape design
- Basketball court and natural parkour course incorporated into the outdoor environment

MAIN LEVEL

- Designed for both intimate family living and large-scale entertaining, the main level centers around a formal living room, gourmet kitchen and separate family room
- The formal living room is framed by vaulted handcrafted wood ceilings and custom cabinetry designed to showcase an upright piano
- A dramatic double-sided gas fireplace anchors the space while creating a seamless connection to the surrounding outdoor living areas
- The gourmet chef's kitchen and expansive scullery are designed for effortless entertaining, offering both casual and formal dining areas
- Outdoor dining awaits in the garden, featuring a built-in grill, gas fireplace and dedicated seating and dining areas
- A cozy family room with a gas fireplace and custom entertainment cabinetry provides an inviting space for everyday living
- Adjacent to the family room, a private guest suite offers oversized windows, a spacious ensuite bath with Kohler bidet toilet, designer tile and curated lighting
- Seamless indoor-outdoor living is accessible from nearly every room on the main level
- A Dutch door opens to the guest and primary suite wing, connected by a window-lined hallway featuring custom shelving, built-in reading nooks, garden views and iconic Flatiron vistas
- The oversized laundry room features a garage-connected dumbwaiter, custom cabinetry, built-in drying racks, folding space and utility sink
- Two guest suites precede the primary wing, each featuring walk-in closets, loft spaces, individual temperature controls, automated lighting and shades and ensuite bathrooms with designer finishes
- The dedicated primary suite offers a private retreat with a spa-inspired bath, sauna, gas fireplace and private patio
- A private office wing overlooks the gardens and Flatirons, with access to a rooftop deck showcasing panoramic views

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KITCHEN

- The gourmet chef's kitchen is designed with entertaining in mind, offering expansive gathering spaces, exceptional functionality and sweeping views of the Flatirons and surrounding gardens
- Soaring vaulted ceilings and expansive glass sliders create a seamless connection to the outdoor kitchen and entertaining spaces
- An oversized island, illuminated by designer pendant lighting, serves as the centerpiece of the kitchen
- A breakfast banquette framed by Flatiron views provides an inviting setting for casual dining and morning gatherings
A dedicated dining area beneath a designer chandelier opens directly to the outdoor kitchen and entertaining spaces through oversized glass sliders
- Custom walnut cabinetry with panel front appliances
- Premium Sub-Zero side-by-side refrigeration
- Miele 6-burner range with griddle
- Miele double ovens and warming drawer
- Positioned alongside the dramatic double-sided fireplace, creating a warm and inviting atmosphere for gathering and entertaining
- Tucked behind the kitchen, an expansive scullery serves as a fully appointed secondary workspace for preparation and everyday organization
- Scullery includes:
 - Extensive custom cabinetry, abundant storage and generous work surfaces throughout
 - Dedicated prep sink with instant hot water and chilled filtered water
 - Custom suspended steel shelving for wine or pantry items
 - Under-counter Sub-Zero refrigerator and freezer drawers
 - Under-counter two-drawer Fisher & Paykel dishwasher
 - Elegant coffee station
 - Dedicated workspace overlooking the front landscape
 - Built-in pet station with convenient water access and food storage

PRIMARY SUITE

- Occupying its own private wing, the primary suite offers a level of luxury typically reserved for five-star resorts
- Vaulted ceilings, a gas fireplace and automated blackout drapery create a private sanctuary of warmth, comfort and refined luxury
- The king-sized bedroom opens to a private garden patio featuring an outdoor fireplace and waterfall, creating an ideal setting for morning coffee or evening relaxation
- Expansive windows frame the surrounding landscape and fill the suite with natural light throughout the day
- A concealed entry leads to a custom walnut dressing room, thoughtfully designed with exceptional storage and illuminated by a skylight above
- The spa-inspired primary bath delivers a resort-quality wellness experience

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- An oversized steam shower features dual shower heads, full-body spray jets and a dedicated hot water system
- A freestanding soaking tub provides a tranquil setting for relaxation and rejuvenation
- An infrared sauna with integrated red-light therapy offers a rare wellness amenity
- Premium finishes and a Kohler bidet toilet complete the thoughtfully designed space
- Beyond the bedroom, the primary suite extends into a private office wing, creating a secluded retreat dedicated to both productivity and relaxation
- A custom spiral staircase ascends to a rooftop terrace capturing panoramic Flatiron views

ENTRY LEVEL

- An oversized pivot door opens to a dramatic 15-foot foyer illuminated by designer pendant lighting and anchored by a floating staircase
- Oversized custom lockers and gear storage systems frame the entry, offering exceptional organization and functionality
The walk-out entry level is thoughtfully designed as a private wellness and entertainment retreat
- A spacious recreation room features a fireplace, built-in beverage refrigerator, dedicated media area and direct access to patios and gardens
- A striking floor-to-ceiling walnut sliding door allows the guest wing to function independently, creating exceptional privacy for extended stays
- A sun-filled guest suite enjoys walk-out access to the waterfall patio and gardens, along with convenient access to a spacious three-quarter bath
- The guest suite is further enhanced by an integrated two-drawer Sub-Zero refrigerator/freezer
- A sound-isolated music studio offers flexibility as a theater, workspace, or additional bedroom
- A dedicated fitness studio features professional gym flooring and acoustic treatments throughout the walls and ceilings
- Extensive storage includes an oversized crawl space and dedicated mechanical room
- A functional side-entry mudroom provides additional open gear storage conveniently positioned along the garage corridor
- The mudroom also features a powder bath, pet wash station and dog door with backyard access
- Washer and dryer hookups are installed for a future secondary laundry room

OUTDOOR LIVING SPACE

- Extraordinary landscape design by Marpa Landscape Architecture
- An irreplaceable estate landscape, representing a level of craftsmanship, maturity and design that would be extraordinarily difficult to replicate today
- Resort-like outdoor entertaining space with outdoor fireplace, built-in grill and dining space
- Multiple stone patios and a rooftop deck designed for entertaining and relaxation
- Extensive natural stonework and curated landscape design
- Mature and young tree plantings
- Automated waterfalls, streams and fountain features throughout the property
- Automated landscape lighting

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- Automated irrigation systems throughout
- Integrated outdoor audio system connected to whole-home audio
- Outdoor patio heaters
- Matching custom storage shed
- Beautifully integrated lawn, garden and recreation spaces
- Natural parkour course
- Driveway basketball court
- Dedicated infrastructure for seasonal and holiday lighting

HOME AUTOMATION

- Whole home automation system by AV Crafters
- Powered by Savant and maintained by AV Crafters
- Whole-home audio
- Fully customizable, advanced lighting controls with minimal switches on walls
- Integrated security system
- Built-in window coverings controlled through the home automation system
- Blinds programmed to all open in the morning and all close in the evening
- HVAC system controlled through the home automation system
- Remote monitoring and management capability

POWER & SOLAR SYSTEM

- Solar energy system
- Battery backup charged by solar
- Battery backup wired for refrigerators, emergency lighting and other critical systems
- Solar-integrated EV charging (charging from solar when available)
- Capacity for additional solar panels to be installed on the roof if needed

HEATING & COOLING SYSTEM

- In floor radiant heating throughout the home
- Individual room temperature controls
- Forced-air heating and central air conditioning complement the radiant heating system
- Dual-zone HVAC
- Integrated humidification systems in HVAC

WATER SYSTEMS

- Whole-home water filtration
- Dedicated hot water system for primary suite

EMF-CONSCIOUS CONSTRUCTION

- A rare and highly specialized feature, upper-level bedroom walls and floors are finished with EMF-blocking fabric and paint
- All electrical wiring is routed through conduit throughout the residence for EMF blocking
- This type of construction also serves as additional fire-safety/protection

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ROOF SYSTEM

- Premium metal roofing with snow guards
- Heated, half circle gutters to melt snow and ice
- Solar installed with room for additional panels if desired

GARAGE & DRIVEWAY

- Heated three-car garage
- Epoxy garage flooring
- Dumbwaiter from garage to upper-level laundry room for groceries and cargo from the car
- Heated snowmelt driveway system
- Oversized driveway allows for additional off-street parking capacity
- Gated trash enclosure

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