



PATRICK BROWN GROUP

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2670 6TH STREET

SPECIFICATIONS

SETTING

- NEWLY CONSTRUCTED ARCHITECTURAL HOME BUILT WITH FINEST MATERIALS AVAILABLE
- EXTRA-LARGE DOUBLE LOT
- LOCATED IN ONE OF BOULDER'S MOST DESIRABLE NEIGHBORHOODS BETWEEN MAPLETON HILL AND NEWLANDS
- WALKING DISTANCE TO WORLD-CLASS HIKING, SHOPPING, DINING AND BOULDER'S BEST ATTRACTIONS
- FLATIRON VIEWS!

GENERAL

- Designed by bldg.collective
- 4 bedrooms all with en suite bathrooms plus licensed junior 1-bedroom ADU
- Primary suite plus 2 large bedrooms on 2nd level
- Main level guest suite
- Hydronic radiant heating
- Central air-conditioning
- High velocity super minimal air vents and cold air returns
- Vonmod custom mill work throughout
- White oak quarter sawn flooring
- Marvin Modern Line windows and doors
- Ann Sacks, AKDO and Heath tile throughout
- Fantini, Watermark and Agape bath fixtures with Dornbracht accessories
- All bathrooms feature curb-less showers
- Moooi, Tom Dixon, Artemide, Luceplan, Norman Copenhagen and Louis Poulsen decorative lighting throughout
- Custom pivot entry door
- Custom steel floating staircase with lit solid white oak treads
- Custom steel covered awning breezeway with 3Form frosted lucid top
- 9kW Photovoltaic solar system
- Living "green" roofs outside each bedroom
- 2 car charging stations in garage
- 284 SF additional conditioned storage area
- 3 shower heads
- Steam shower
- Full custom tile walls and ceiling
- Large bench
- Full glass enclosure

COMPASS



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KITCHEN

- Vonmod custom cabinetry
- Quartz counters
- Heath ceramic tiles backsplash
- Miele induction cooktop
- Miele double wall ovens
- Miele warming drawers
- Miele refrigerator
- Miele freezer
- Miele coffee station
- Center island seats 6 and features a second serving sink

FAMILY ROOM | LIVING ROOM | MUDROOM

- Open floor plan perfect for everyday living and entertaining
- A family room off the living room with pocket door has walk-in closet space that could be used for office/playroom/bedroom
- Flare 60" linear fireplace with Neolith surround
- Mudroom features custom pegboard with sink and 4 full height pullouts for food storage

PRIMARY BEDROOM + BATH

- Private deck with stunning Flatiron views!
- Vonmod cabinetry in bathroom and extra large walk-in closet
- Agape soaking tub
- Large steam shower with Fantini fixtures
- Toto Sensawash toilet

LICENSED 1-BEDROOM SUITE ADU

- Vonmod cabinetry
- Fisher & Paykel refrigerator
- Fisher & Paykel range/oven
- Fisher & Paykel dishwasher
- Quartz counters
- Heath tile backsplash

TECHNOLOGY

- Control4 home automation, shades, lighting, HVAC, and home audio all controlled by the sound of your voice!
- Video intercom system at front entry
- Legrand light switches
- Integrated Lutron Palladiom shade system

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OUTDOOR LIVING + GARDENS

- Designed by Evoke | Landscape Design and Construction
- Fully fenced property
- Gated driveway entrance
- Custom steel water wall
- Slatted picket steel fence
- Backyard built in kitchen/BBQ
- Fire table
- Enclosed dog run
- Dog wash
- Exterior Sonance audio
- Large custom raised flower and garden planting beds

COMPASS