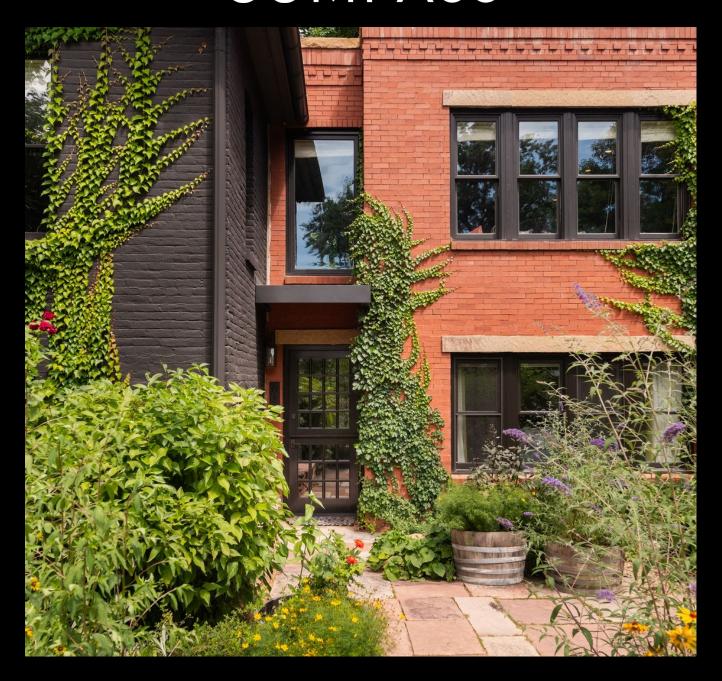
# COMPASS



Specifications

615 SPRUCE ST.



# Specifications

# Setting

- Prime Mapleton Hill location
- Walk to Pearl Street
- Walk to Trail Systems
- Easy access to Downtown Boulder amenities
- Easy access to N. Boulder amenities

#### Kitchen

- Custom cabinetry
- Wolf range and oven
- · Custom steel hood
- Soapstone counter tops
- Oversized kitchen island

#### **Primary Suite**

- Located on main (upper) level
- Walk in closet with custom built in shelving
- Double vanity
- · Copper soaking tub
- Steam shower

#### General

- 3 bedrooms and 4 bathrooms
- Historic architecture restored to modern standards inside and out
- · Water rights included
- · Central AC and radiant heating
- New standing seam metal and EPDM roof

#### Main Level

- Custom made open riser steel staircase with wood treads
- Large windows with both
  Southern and Northern exposure
- Juliette Balcony
- · Gas fireplace
- Custom built ins throughout
- · Built in bench seating
- Access to back patio
- Custom window coverings

# **Lower Level**

- Two additional bedrooms each with adjacent full bathroom
- · Office space
- Mud room
- Access to basement for mechanicals and storage

### Landscaping

- Extensive irrigated flower garden
- Irrigated vegetable garden
- Lot backs to Farmers Ditch
- · Back Patio with hardscape



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