

# COMPASS



## Specifications

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615 SPRUCE ST.

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## 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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