



3645 CHOLLA COURT

SPECIFICATIONS

SETTING

- Extraordinary new construction on 1.6 scenic acres adjoining public open space
- The pinnacle of Boulder luxury with captivating panoramic city and foothill views
- Year-round resort living with a 26-foot pool, integrated spa and outdoor kitchen
- Expansive patios and decks designed for effortless indoor-outdoor living and entertaining
- Rare attached 1,200 SF six-car garage designed for the discerning collector
- Direct access to miles of scenic trails from the property
- Just minutes to downtown Boulder's premier shopping, dining and amenities

GENERAL

- 5,622 SF of refined interior living space with 4 bedrooms and 6 baths
- Newly constructed by Brown Development with the highest-level finishes in pursuit of luxury, comfort and in-home wellness
- Thoughtful architectural lines and expansive windows flood the home with natural light while preserving privacy and tranquility
- Custom solid walnut pivot entry door with Emtek hardware
- Grand 26-foot foyer anchored by designer lighting and a mono-stringer floating staircase
- Open upper level seamlessly connects kitchen, dining, living areas and expansive decks
- Private upper-level primary suite with spa-inspired bath, custom dressing room and secluded view deck
- Main level includes family room, wet bar, fitness studio, private study, spa and three en-suite guest bedrooms
- Morning Star elevator connects the upper and main levels
- Two contemporary EcoSmart Flex Series gas fireplaces plus an outdoor fireplace
- Numerous porches, patios and decks surround the residence and pool area
- Wine cellar built into the mountainside with capacity for more than 200 bottles
- Two laundry areas on the main and upper levels
- Integrated Lutron lighting and motorized window coverings throughout

UPPER LEVEL

- Grand living room, dining room, chef's kitchen and spa-like primary suite arranged around the views
- Living room with soaring ceilings, walls of glass and contemporary EcoSmart fireplace
- Dining room framed by floor-to-ceiling windows with direct access to extensive decks overlooking Boulder
- Multiple decks include an intimate outdoor terrace with its own EcoSmart fireplace
- Gallery lighting throughout creates ideal display areas for an art collection



KITCHEN

- Open-concept chef's kitchen with oversized island, extensive custom cabinetry and designer lighting
- Miele and Thermador appliance package include refrigerator, freezer, electric griddle, dual-burner gas cooktop, wall oven, speed oven/microwave, warming drawer, induction cooktop and dishwasher
- 30-inch built-in Wine Sommelier wine dispenser and Zephyr island hood
- Full butler's pantry with custom cabinetry, additional dishwasher and built-in plumbed coffee system
- Windowed dining nook and generous island seating

PRIMARY SUITE

- Private upper-level retreat with floor-to-ceiling windows, commanding views and serene privacy
- Exclusive deck overlooking Boulder for quiet mornings and evenings
- Custom walnut walk-in dressing room with slab-topped island and compact Miele washer/dryer
- Spa-inspired bath designed as an architectural retreat
- Freestanding soaking tub beneath soaring ceilings and foothill views
- Dual vanities, oversized steam shower and private water closet

MAIN LEVEL LIVING & WELLNESS

- Spacious family room with contemporary EcoSmart fireplace and direct outdoor connection
- Three guest bedrooms, each with en-suite bath and private outdoor access
- Private study and dedicated fitness studio
- Wet bar with dishwasher, four-bottle wine dispenser, 30-inch bottom-freezer refrigerator and custom Iron Abode shelving
- Dedicated wellness suite connects directly to the outdoor pool living space
- Harvia Virta E sauna with a backlit wall of Himalayan pink salt
- Steam shower, changing room and private water closet complete the spa
- Main-level laundry with full-size LG washer and dryer

OUTDOOR LIVING SPACE

- 26-foot pool with integrated hot tub/spa and automatic built-in pool cover
- Multiple porches, patios and decks provide extensive areas for relaxation and entertaining
- Urban Bonfire heated outdoor kitchen with metal cabinetry, solid-surface counters and prep sink
- Blaze gas grill, under-counter refrigerator and ice storage bin
- 42-inch Montigo Mahana outdoor fireplace
- Outdoor landscape sound system with additional areas prewired

INTERIOR FEATURES & DETAILS

- Elevated white oak ceilings complement wide-plank white oak flooring throughout
- Artisan-crafted trowel finish, textured McKinley limestone and walnut accent walls
- Rift-cut oak accent trim, 7-inch base and kerf-cut detailing
- Mono-stringer floating staircase with solid white oak treads
- Solid-panel rift-cut oak interior doors with Emtek hardware
- Artisan-crafted ironwork railings



- Rift-cut white oak cabinetry designed by Trisha Cohen Design and built by R Chase Design/Shiloh Cabinetry
- Ann Sacks and Bedrosians tile

EXTERIOR FEATURES

- Brazilian Ipe exterior decking with Class A fire rating
- Exterior stairwell provides easy access from the upper level to the pool area
- Fully landscaped by Green Landscape Solutions with irrigation system
- Southeast-facing patio with sandstone-wash finished hardscape
- Exterior palette blends McKinley dry-stacked limestone, stucco, modern metal and distinctive siding
- Premium WeatherShield windows with multi-panel sliding glass doors in living, dining and primary-suite areas

GARAGE

- Attached 1,200 SF garage built into the mountainside with space for six cars
- Included car lift and ample storage
- Sandstone-wash finished floor
- Custom Hormann Group innovative door system

TECHNOLOGY PACKAGE

- State-of-the-art Lutron RA3 lighting system covering most areas of the home
- Hardwired motorized window coverings integrated into lighting keypads
- High-end Samsung TVs including two flush-mounted Frame Art TVs with custom designer soundbars
- Premium JL Audio in-wall subwoofer system and 5.1 surround prewire in living and family rooms
- TV lift in the primary bedroom
- Ubiquiti Wi-Fi 6 hardwired network with ultra-fast Wi-Fi
- Two Sonos amps for house-wide music
- On-wall magnetic iPad docking stations and flush-mounted doorbell
- Outdoor speakers on one patio with additional outdoor areas prewired
- Extensive security prewire for door contacts, glass-break sensors, keypads, smoke and CO detection
- Water sensors, automatic water shutoff and cellular backup
- Eight-camera surveillance system with AI notifications

MECHANICAL

- HERS rating of negative 26
- Three Carrier 5-ton Infinity heat pumps with steam humidifiers
- Two Navien tankless water heaters
- 320-amp electrical service
- 21.6 kW solar system
- Complete home fire sprinkler system by Freedom Fire Protection
- Elk M1/E27 wiring throughout the home

Measurements are approximate and no responsibility is taken for any omission or misstatement. Square footage is based on professional measurements and floor plans and is not guaranteed. Only those items specified in the contract of sale convey. Information is deemed reliable but should be independently verified.