



PATRICK BROWN GROUP

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515 ALPINE AVENUE

SPECIFICATIONS

SETTING

- ICONIC BOULDER LIVING IN A LUXURIOUS NEW CONSTRUCTION RETREAT
- LOCATED IN COVETED NEWLANDS WITH JAW-DROPPING VIEWS OF THE FLATIRONS
- GENEROUS 9,848 SF LEVEL LOT ON A QUIET TREE-LINED STREET
- SEAMLESS INDOOR-OUTDOOR LIVING WITH PROFESSIONALLY LANDSCAPED GROUNDS
- EXCEPTIONAL FINISHES AND STRIKING ARCHITECTURAL DETAILING
- STEPS TO NORTH BOULDER PARK, IDEAL MARKET, PEARL STREET, AND WORLD-CLASS HIKING

GENERAL

- Magnificent new construction, net-zero home by Brown Development
- 5 bedrooms | 6 bathrooms | 5,606 SF of luxurious living space
- Striking grand entry with oversized pivot door
- Gourmet chef's kitchen with top-of-the-line appliances and butler's pantry
- Luxurious primary retreat on upper level
- Guest bedrooms feature private ensuite bathrooms and large closets
- Private en suite balconies on the upper level
- Spacious rooftop deck capturing stunning views
- Fully equipped outdoor kitchen for entertaining
- Dedicated fitness room with sauna and steam shower
- Floor-to-ceiling windows flood the home with natural light
- Wood-paneled ceilings on main and upper levels add warmth and texture
- Designer lighting fixtures throughout
- Wide-plank hardwood flooring in primary living areas
- Premium Ann Sacks tile in kitchen and baths
- Attached two-car garage with ample off-street parking
- AV system wired for electronics, lighting, security and shades
- Energy-efficient appliances and fixtures
- 17.2 kW Solar System
- HERS Index Score: -1

MAIN LEVEL

- Enter through a grand foyer with soaring ceilings, showcasing wood-planked ceilings
- The sunlit office/study is ideal for remote work or a quiet retreat
- Elegant formal dining room offers effortless entertaining with direct access to the butler's pantry
- Expansive living room anchored by a stunning gas fireplace, designed for both comfort and style
- Wall of sliding glass doors opens seamlessly to a west-facing patio, blending indoor/outdoor living
- Open-concept gourmet kitchen with adjacent breakfast room offers casual dining
- Mudroom/laundry room includes built-in storage and stacked GE washer and dryer
- Stylish guest powder bath thoughtfully placed for privacy and accessibility
- Enjoy evening gatherings on the covered porch, complete with a fully equipped outdoor kitchen

COMPASS



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KITCHEN

- A true gourmet chef's dream, this impeccably designed kitchen features top-of-the-line appliances and luxurious finishes throughout
- Expansive windows frame serene outdoor views, bringing natural light into the home
- Oversized island with seating for six, ideal for casual dining and entertaining
- Marble countertops and matching backsplash with a custom marble cooking shelf
- Floor-to-ceiling custom cabinetry offers abundant storage
- Designer pendant lighting and elegant wood ceiling beams add warmth and sophistication
- Sub-Zero refrigerator and freezer columns
- Wolf cooktop, wall oven, and speed oven
- Miele dishwasher
- Built-in Miele coffee system
- Filtered water spout
- Large farmhouse sink with customizable inserts for efficient food prep
- Walk-in pantry plus a separate butler's pantry for seamless prep and storage
- Built-in banquette seating for cozy and stylish everyday dining
- Direct access to the porch and outdoor kitchen, perfect for indoor-outdoor living

UPPER LEVEL

- Elegant primary suite with a private balcony, perfect for peaceful mornings and evenings
- Three generously sized guest suites, each featuring a full en suite bath and large closet
- One guest suite includes its own private balcony
- Expansive upper deck offering breathtaking views, accessed via a grand staircase
- Convenient secondary laundry room with built-in cabinetry for added functionality

PRIMARY SUITE

- The luxurious owner's retreat is thoughtfully designed for comfort and privacy
- Spacious king-size bedroom featuring custom built-ins and a cozy gas fireplace
- Private balcony offers serene views and a quiet escape
- The spa-like primary bath is flooded with natural light
- Double vanity
- Freestanding soaking tub
- Oversized walk-in shower with bench seating for two
- Private water closet
- Ample linen storage
- Expansive walk-in closet for effortless organization

LOWER LEVEL

- Oversized family/media room with built-in wet bar
- Wet bar is fully equipped with Bosch dishwasher and Fisher & Paykel refrigerator
- Guest bedroom suite with private full bath
- Powder room
- Large storage room/flex space

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FITNESS SPA

- Spa-like workout space with floor-to-ceiling glass wall entryway
- Large private sauna with tiered benches
- Attached spa-style bathroom with steam shower
- Adjacent spa-style bath featuring a steam shower and concrete cold plunge tub

OUTDOOR LIVING SPACES

- Two private ensuite balconies for quiet outdoor moments
- Spacious upper-level deck showcasing stunning views
- Expansive northeast-facing deck with outdoor kitchen accessible from the breakfast and mudroom
- Outdoor kitchen custom-designed by Urban Bonfire featuring premium Lynx appliances:
 - 36" built-in natural gas grill
 - 30" built-in gas griddle
 - 63" ceiling-mounted range hood
 - 24" outdoor under-counter refrigerator

MECHANICAL

- Net-zero home
- Energy-efficient appliances and fixtures
- High-efficiency heating and cooling systems
- High-performance architectural windows
- 17.2 kW solar system
- HERS Index Score: -1
- Comprehensive pre-wired AV system