



PATRICK BROWN GROUP

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6915 GOOSE POINT

SPECIFICATIONS

SETTING

- ELEGANTLY REIMAGINED HOME EMBRACED BY ENDLESS VIEWS AND THRIVING WILDLIFE!
- THIS SPECTACULAR 1.6 LOT IS SURROUNDED BY CONSERVATION EASEMENTS/OPEN SPACE
- ENJOY EVERLASTING VIEWS OF THE FRONT RANGE, FLATIRONS AND LONGS PEAK
- SOAK IN VIEWS OR ENTERTAIN FRIENDS WITH AN ABUNDANCE OF OUTDOOR LIVING SPACE
- A HALF-MILE QUIET ROAD TO THE HOME CONVEYS A TRUE SENSE OF ARRIVAL
- A BIRDER'S PARADISE WITH ACCESS TO OPEN SPACE, TRAILS AND LAGERMAN RESERVOIR
- LESS THAN FIFTEEN MINUTES TO DOWNTOWN BOULDER AND PEARL STREET!

GENERAL

- A meticulously renovated, organic modern 6-bedroom, 4.5 bath home with 5,688 SF of living space
- Renovation designed by Steve Dodd Architecture
- Situated on a wildlife sanctuary, hosting eagles, osprey, owls, herons, elk, cows, horses & more
- Expansive views of the front and back range from every room in the home!
- Blending sleek contemporary interiors with warm natural materials
- Sprawling designer interiors sunlit by striking floor to ceiling windows/glass sliders
- Gourmet chef's kitchen with top-of-the-line appliances and walk-in pantry
- Soaring ceilings welcome you into a spacious living room framing idyllic views
- Elegant dining room flanked by custom built-in buffet bar and wine fridge
- Seamless indoor/outdoor living spaces on the main and upper levels
- 1000 SF roof top deck with all-encompassing views of the front- and backrange
- Luxurious primary retreat on upper level
- Two main level bedrooms with a full and ½ bath for convenience
- Two lower-level bedrooms and ¾ bath provide the perfect place to host guests
- Large mudroom/laundry room with generous coat closet, custom built-ins and dog wash
- Fully equipped outdoor kitchen for entertaining
- Hemlock-paneled ceilings on main and upper levels add warmth and texture
- Roman clay plaster walls in bathrooms and dining room
- Designer lighting fixtures throughout
- Engineered white oak flooring in primary living areas
- Premium Ann Sacks tile in baths
- Travertine accent walls on main level

COMPASS



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- Andersen, aluminum clad windows and doors
- Professionally landscaped exterior with bubbling boulder water feature and extensive landscape lighting
- Front pergola and sitting area
- New stucco and metal exteriors with cedar ceilings
- Three-car, attached garage with additional parking space
- Wired AV system for surround sound, app-controlled lighting, smart home features and remote blinds
- New HVAC two-zoned, high-efficiency heating and air conditioning
- Energy-efficient appliances and fixtures
- Three-zone smart irrigation system

MAIN LEVEL

- Striking grand entry with oversized wood door and striking designer Lumenarea Barletta chandelier
- Dramatic double-height foyer welcomes you into home showcasing warm hemlock ceilings
- A spacious coat closet by the front door makes for easy arrivals and departures
- Chic piano room or flex sitting room with stunning chandelier
- Stylish powder bath with Travertine custom sink and Zeilige handmade tile
- Guest bedroom and versatile bedroom/office space with closets and separate full bath
- Guest bath features a skylit walk-in rain shower with LED lit Patagonia Quartzite slab wall and custom Fairbourne, Cambria Quartz vanity
- Open-plan great room featuring a linear fireplace and commission illuminated metal art piece
- Expansive dining area with a designer RH chandelier and buffet counter with wine fridge
- Vast windows offer unobstructed views and flood the space with natural light
- Sleek finishes include wide oak hardwood floors, natural stone accents, and rich wood paneling
- An oversized mudroom/laundry with side-by-side Samsung washer/dryer, pet wash station, and excellent storage
- Enjoy evening gatherings on the covered porch, complete with a fully equipped outdoor kitchen

KITCHEN

- Exquisite, contemporary gourmet chef's kitchen with sleek finishes and designer pendant lighting
- Featuring dark cabinetry, quartz countertops and backsplash with brushed gold hardware
- Oversized waterfall island breakfast bar with seating for 6+
- Two sets of glass sliders make indoor/outdoor dining a breeze
- Adjacent, spacious walk-in pantry for ease of a tidy, organized kitchen
- Hidden, pop-up outlets in the island make for ease of cooking and entertaining

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- Wedgewood walnut, soft-close cabinetry
- Custom spice drawer, plus racks and organization in every drawer
- Appliance garage and hidden pull-out trash and recycling
- Sub-Zero panel front refrigerator and freezer
- Monogram, sleek induction cooktop
- JennAir double wall oven
- Bosch Dishwasher
- JennAir built-in microwave
- Large double-sided sink
- Brushed gold hardware
- XO Bar/wine fridge in dining room

UPPER LEVEL

- Ascend a stunning floating stairs lined with natural stone to the upper level
- A floating walkway is centered by oversized windows overlooking the living room
- Elegant primary suite with a private balcony, perfect for peaceful mornings and evenings
- Generously sized guest bedroom with spacious closet and ensuite full bath
- Engineered white oak flooring throughout the upper level with Ann Sacks tiled baths

PRIMARY SUITE

- Spacious owner's suite with king-size bedroom, designer Arhaus pendant lighting and hemlock ceilings
- Opening onto a generous upper deck—ideal for morning coffee or evening relaxation
- Designer accent wall with custom wood paneling adds elegance and style
- Expansive, custom built, walk-in closet for effortless organization
- The spa-like primary bath is flooded with natural light and luxurious finishes
- His and hers 3cm, Organic White Caesarstone Quartz sinks in an oversized vanity with custom storage
- His & hers illuminated vanity mirrors
- Freestanding stone soaking tub framed under a large window and designer Arhaus chandelier
- Oversized walk-in shower with Italian Porcelanosa tile and bench seating and rain shower
- Private water closet
- Ample linen storage

LOWER LEVEL

- Oversized family/media room with built-ins
- Two guest bedrooms with closets and one ensuite private bath
- Future wine cellar/flex space adjacent to main entertainment area
- Brand new carpet

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OUTDOOR LIVING SPACES

- Expansive outdoor living space with a fully equipped kitchen
- Blaze LTE Gas Grill and vented hood, with additional stainless-steel burner, custom drawers and pull-out trash
- Built-in beverage cooler
- Mont Alpi Peak Performance under counter mini fridge
- Chopped wood alcove for keeping the fire going on chilly evenings!
- Outdoor dining space and living room with propane fireplace
- Wrap around porch on main level with access to backyard
- Front porch custom pergola & swing that fits a full-size mattress with additional seating area
- Expansive upper-level deck with raised access flooring Porcelanosa tile
- Access upper-level deck from primary suite and outdoor staircase
- Gravel pit ring with seating around fire pit
- Brand new sod in front and backyard
- Extensive landscape lighting
- New custom rock wall
- Buff stone stairs and pavers
- New buff stone patio
- Addition of new flowers, plants, trees and landscaping boulder/rocks
- Outdoor pool bid available upon request

MECHANICAL

- Energy-efficient appliances and fixtures
- High-efficiency heating and cooling systems
- High-performance architectural windows
- Three-zoned irrigation (two app controlled and one manual)
- Comprehensive wired AV system

COMPASS