



2665 JUILLIARD STREET

SPECIFICATIONS

SETTING

- South Boulder setting beneath the Flatirons with mature trees and established landscaping
- 8,332 SF lot
- Trail access just steps from the front door
- Minutes to Whole Foods, restaurants, neighborhood shopping, parks and highly regarded schools
- Convenient access to downtown Boulder, Pearl Street and Boulder's bike-path network
- Foothill and Flatiron views from the home and outdoor living spaces

GENERAL

- 2,933 SF residence with 3 bedrooms and 3 baths
- Taken down to the studs and comprehensively rebuilt
- Vaulted ceilings, exposed wood beams, engineered oak flooring and expansive windows
- Open living, dining and kitchen spaces with direct access to the wraparound deck
- Main-level primary suite with fireplace, walk-in closet, deck access and spa bath
- Private main-level office with custom built-ins and electric fireplace
- Walkout lower level with recreation room, wet bar, two guest bedrooms and full bath
- Heat & Glo gas fireplaces in the living room and lower-level recreation room
- Electric fireplaces in the office, primary suite and one lower-level guest bedroom
- Designer lighting and custom tilework throughout
- Central heating and air conditioning
- Oversized attached two-car garage with high ceilings and storage potential

MAIN LEVEL

- Split-level foyer with oversized modern entry doors, designer lighting, coat closet and garage access
- Vaulted, beamed living and dining spaces with engineered oak flooring
- Large windows and glass doors connect the interior to the wraparound deck
- Living room with Heat & Glo gas fireplace, stone-and-tile surround, wood mantel and sconces
- Dedicated dining area with designer pendant lighting
- Private office with built-ins, vaulted beamed ceiling, walls of windows and electric fireplace
- Powder bath with full-height designer tile, marble vanity and statement lighting

KITCHEN

- Custom white cabinetry with marbled stone countertops and gray subway-tile backsplash
- Oversized peninsula with storage and seating beneath designer pendants
- Large concealed walk-in pantry accessed through a cabinet-style door, providing substantial additional kitchen storage
- Thermador French-door refrigerator with pullout freezer
- Six-burner Thermador gas range with double ovens, griddle, warming drawer and vented hood



- Sharp convection microwave integrated into peninsula cabinetry
- Dacor dishwasher and farmhouse sink

PRIMARY SUITE

- Main-level suite with vaulted ceiling, engineered oak flooring and electric fireplace
- Floor-to-ceiling glass and sliding door opening directly to the wraparound deck
- Walk-in closet with built-in shelving, shoe storage and hanging space
- Spa bath with extended dual-sink vanity and generous storage
- Freestanding soaking tub beneath a window
- Oversized glass-enclosed shower with built-in bench, multiple showerheads and body sprays
- Private windowed water closet

LOWER LEVEL

- Finished walkout level with direct access to the covered patio and backyard
- Spacious recreation room with Heat & Glo gas fireplace
- Wet bar with custom cabinetry, stone countertop, sink, beverage refrigeration and floating wood shelves
- Bar seating beneath designer pendant lighting
- Two guest bedrooms with large closets and natural light
- One guest bedroom with direct patio access and oversized closet
- Second guest bedroom with garden outlook and electric fireplace
- Full bath with tiled floor, marble-topped vanity and tiled tub/shower
- Windowed laundry room with utility sink, cabinetry, folding counter and tiled floor
- Dedicated mechanical room and additional storage

OUTDOOR LIVING SPACE

- Expansive wraparound upper deck extending along the side and rear of the home
- Separate areas for outdoor dining, lounging and entertaining
- Direct deck access from the living room and primary suite
- Contemporary horizontal metal railings
- Substantial covered walkout patio
- Private backyard with lawn, mature trees and established greenery
- Two distinct levels of outdoor living
- Exterior architectural lighting at the front facade, deck and covered patio

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.