



6915 GOOSE POINT COURT

SPECIFICATIONS

SETTING

- 1.6-acre setting surrounded by conservation easements and protected open space
- Sweeping views of the Front Range, Flatirons and Longs Peak
- Quiet half-mile approach creates a true sense of privacy and arrival
- Access to open space, trails and Lagerman Reservoir; less than 15 minutes to downtown Boulder and Pearl Street
- Wildlife-rich setting with eagles, osprey, owls, herons, elk, cows, horses and more

GENERAL

- Meticulously renovated organic-modern 6-bedroom, 4.5-bath home with 5,688 SF of living space
- Renovation designed by Steve Dodd Architecture
- Sleek contemporary interiors balanced by warm natural materials and floor-to-ceiling windows/glass sliders
- Seamless indoor/outdoor living on the main and upper levels
- Approximately 1,000 SF rooftop deck with all-encompassing Front- and Back-range views
- 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
- 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
- Wired AV system for surround sound, app-controlled lighting, smart-home features and remote blinds
- New two-zone, high-efficiency heating and air conditioning; energy-efficient appliances and fixtures
- Three-zone smart irrigation system

MAIN LEVEL

- Grand entry with oversized wood door, Lumenarea Barletta chandelier, double-height foyer and warm hemlock ceilings
- Chic piano/flex sitting room with designer chandelier
- Powder bath with custom Travertine sink and handmade Zellige tile
- Guest bedroom plus versatile bedroom/office with closets and separate full bath
- Guest bath with skylit rain shower, LED-lit Patagonia Quartzite slab wall and custom Fairbourne Cambria Quartz vanity



- Open great room with linear fireplace, commissioned illuminated metal art and expansive mountain views
- Dining area with RH chandelier, built-in buffet counter, wine fridge and Roman clay plaster walls
- Oversized mudroom/laundry with Samsung washer/dryer, custom built-ins, coat storage and pet wash

KITCHEN

- Contemporary chef's kitchen with dark cabinetry, quartz countertops and backsplash, brushed-gold hardware and designer pendant lighting
- Oversized waterfall island breakfast bar with seating for 6+
- Two sets of glass sliders create effortless indoor/outdoor dining
- Spacious walk-in pantry; hidden pop-up island outlets
- Wedgewood walnut soft-close cabinetry with custom spice drawer, racks and drawer organization
- Appliance garage plus hidden pull-out trash and recycling
- Sub-Zero panel-front refrigerator and freezer
- Monogram induction cooktop; JennAir double wall oven and built-in microwave
- Bosch dishwasher; large double-sided sink
- XO bar/wine refrigerator in dining room

UPPER LEVEL

- Floating staircase lined with natural stone leads to the upper level
- Floating walkway centered by oversized windows overlooking the living room
- Primary suite plus generously sized guest bedroom with spacious closet and ensuite full bath
- Engineered white oak flooring throughout with Ann Sacks tiled baths

PRIMARY SUITE

- King-size bedroom with designer Arhaus pendant lighting, hemlock ceilings and custom wood-paneled accent wall
- Direct access to expansive upper deck for morning coffee, evening relaxation and mountain views
- Expansive custom walk-in closet with extensive organization
- Spa bath with Roman clay plaster, abundant natural light and luxurious finishes
- Dual 3cm Organic White Caesarstone Quartz sinks in oversized vanity with custom storage and illuminated mirrors
- Freestanding stone soaking tub beneath a large window and designer Arhaus chandelier
- Oversized walk-in shower with Italian Porcelanosa tile, bench seating and rain shower
- Private water closet and ample linen storage

LOWER LEVEL

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



OUTDOOR LIVING SPACE

- Expansive covered outdoor living with fully equipped kitchen
- Blaze LTE gas grill and vented hood, stainless-steel burner, custom drawers and pull-out trash
- Built-in beverage cooler and Mont Alpi Peak Performance under-counter mini refrigerator
- Chopped-wood alcove; outdoor dining and living room with propane fireplace
- Wraparound main-level porch with direct backyard access
- Front custom pergola and swing sized for a full mattress with additional sitting area
- Approximately 1,000 SF upper-level deck with raised-access Porcelanosa tile flooring
- Upper deck accessed from primary suite and exterior staircase
- Gravel fire-pit ring with seating
- New sod in front and backyard; extensive landscape lighting
- Custom rock wall, Buff stone stairs and pavers, Buff stone patio, and extensive new flowers, plants, trees and landscape boulders
- Outdoor pool bid available upon request

MECHANICAL

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

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.