



601 15TH STREET

SPECIFICATIONS

SETTING

- Exceptional setting at the base of the Flatirons, just blocks from Chautauqua Park
- Immediate access to some of Boulder's most celebrated hiking trails and open space
- Meticulously landscaped 9,818 SF corner lot surrounded by mature trees and established gardens
- Rare combination of privacy, mountain access and proximity to downtown Boulder and Pearl Street
- Flatirons views from select interior spaces, the primary suite and outdoor areas
- Fully fenced grounds with multiple outdoor living and garden spaces

GENERAL

- 5,280 SF across three levels
- 5 bedrooms with flexible main-level and upper-level primary-suite options
- Extensively updated interiors with white oak flooring, smooth-coat walls and fresh paint
- Light-filled living spaces with oversized windows, French doors and refined millwork
- Redesigned main living room fireplace with new tile surround and custom built-ins
- Formal dining room, private main-level office and two main-level powder rooms
- Finished walkout lower level with family, recreation and flex spaces
- Detached two-car garage with EV charging, storage and workbench
- 11.6 kW solar system with 32 panels, smart-home integration, ADT security and whole-home humidification

MAIN LEVEL

- Renovated kitchen, living and dining spaces arranged for everyday living and entertaining
- Private office with glass French doors and direct courtyard access
- Main-level bedroom suite with walk-in closet and private bath
- Living room centered around a redesigned gas fireplace with tile surround and built-in cabinetry
- Formal dining room with pitched ceiling, designer wallcovering and statement lighting
- French doors connect the interior directly to the private courtyard
- Mudroom with built-in bench and storage
- Two powder rooms

KITCHEN

- Renovated kitchen with custom cabinetry, new countertops and generous center island
- Wolf electric cooktop and oven plus Wolf convection steam oven
- Sub-Zero side-by-side refrigerator and freezer
- Panel-front Bosch dishwasher and integrated Sharp microwave
- House of Rohl farm sink plus separate island prep sink
- Extensive drawer, cabinet and pantry storage



UPPER LEVEL

- Primary suite plus two additional ensuite bedrooms
- Dedicated laundry room with cabinetry, folding counter, sink and linen storage

PRIMARY SUITE

- Private upper-level retreat with pitched ceiling, large windows and private balcony
- Flatirons and garden outlooks
- Two former closets combined into one expansive custom walk-in closet
- Renovated spa bath with marble and tile finishes
- Freestanding soaking tub and glass-enclosed steam shower
- Double vanity, private water closet and radiant heated floors

LOWER LEVEL

- Finished walkout level with natural light and direct outdoor access
- Family/media and recreation spaces
- Wet bar with prep sink and wine/beverage refrigerator
- Flexible glass-front bonus room for office, playroom or creative use
- Private bedroom with egress windows, generous closet and sitting alcove
- Three-quarter bath, substantial storage and mechanical room

OUTDOOR LIVING SPACE

- Private flagstone courtyard designed for dining, entertaining and relaxation
- Built-in outdoor kitchen with integrated gas grill
- Separate lounge area with gas fire pit and overhead cafe lighting
- Mature landscaping with established trees, roses and hydrangeas
- Private primary-suite balcony overlooking the gardens
- Hot tub and full-size cedar sauna
- Lower garden area with direct walkout access
- Flagstone paths connect the residence, driveway, garage and garden spaces

GARAGE + MECHANICAL

- Detached two-car garage with high ceilings, EV charging, storage and dedicated workbench
- Google Home-integrated smart-home features and ADT security system
- Bradford White Hydrojet water heater and ProFlo thermal expansion/safety tank
- Aprilaire whole-home humidification equipment
- 11.6 kW solar system with 32 panels



UPDATES + RENOVATIONS*

- New and refinished hardwood flooring, including new mudroom flooring
- New carpet
- Interior painting throughout
- Cabinetry painting and touchups
- Designer wallpaper and specialty finishes
- New stair railings
- Fireplace masonry work
- Custom closet systems
- New laundry room tile
- Garage improvements
- New and updated fencing
- Architectural and interior design enhancements throughout
- Upgraded hardware, finishes and custom details
- Professional art installation
- New mirrors, decorative fixtures and select furnishings
- Complete kitchen remodel
- Wedgewood cabinetry work and additional custom cabinetry upgrades
- New and refinished cabinetry finishes
- New kitchen faucets and plumbing fixtures
- New appliances, including refrigerator and electric range
- Three remodeled bathrooms
- New sinks, toilets, faucets and hardware
- New mirrors, lighting and decorative fixtures
- Updated finishes throughout
- New lighting throughout, including the dining room, bedrooms, bathrooms, mudroom and entry
- New exterior lighting
- New ceiling fan in the guest room
- New window treatments
- New mini-split heating and cooling systems
- New Nest smart-home system, including security cameras, video doorbell and smart lock
- Professional installation of lighting, plumbing fixtures and smart-home equipment

**Information provided by the sellers and deemed reliable but should be independently verified.*