



PATRICK BROWN GROUP

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# 5354 2ND STREET

## SPECIFICATIONS

### SETTING

- COMMANDING MOUNTAIN VISTAS IN AN UNRIVALED DAKOTA RIDGE LOCATION
- UNRIVALED CONNECTION TO NATURE IN A NEW CONSTRUCTION MASTERPIECE
- EVERY WINDOW FEATURES BREATHTAKING, PANORAMIC VIEWS
- EFFORTLESS OUTDOOR LIVING & ENTERTAINING ON EVERY LEVEL OF THE HOME
- BACKING TO MILES OF OPEN SPACE WITH FOREVER, UNIMPEDED VIEWS
- JUST MINUTES TO DOWNTOWN BOULDER'S PREMIERE SHOPPING AND DINING
- DIRECT ACCESS TO MILES OF SCENIC TRAILS FROM THE FRONT DOOR

### GENERAL

- A newly constructed luxury masterpiece offers 5,106 SF of refined interior living space!
- Built by Wikstrom Builders with the highest-level finishes and top-of-the-line appliances
- Set against the foothills, this 6BD and 7BA abuts public open space with forever views
- Thoughtfully designed architectural lines with expansive windows that flood the home with natural light while preserving privacy and tranquility
- A retractable glass wall opens the home to immediate nature and scenic views
- An oversized all glass front door welcomes you into the sun-filled foyer, flowing seamlessly into the open main level
- The main level living room, dining room and open kitchen flow seamlessly together
- A fully equipped gourmet chef's kitchen impresses with a spacious walk-in pantry, and Wolf/SubZero appliance suite
- Boasting two luxurious primary suites on the main and upper levels!
- An elegant floating staircase leads to the upper-level primary suite and guest bedrooms
- The elevator adds extra convenience connecting all three levels of the home
- On the upper level, discover the spa-like primary retreat, two additional guest suites and a spacious laundry room
- The upper-level primary suite frames captivating views, a spacious walk-in closet, spa-like bath and private deck overlooking the foothills
- Upper-level guest suites include walk-in closets and ensuite bathrooms
- The lower level greets you with a wall of sliding glass illuminating the spacious family/media room with a wet bar and access to the walk-out patio!
- A lower-level guest suite and bedroom/gym flex space create function and convenience for hosting
- The spacious mudroom with custom shelving leads directly out to the detached 2-car garage

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- Soaring ceiling heights in the 2-car garage leave room for the possibility of a car lift installation, making this a 4-car garage
- Professionally landscaped exteriors and seamless indoor/outdoor living make this a serene enclave
- Natural white oak hardwood and Level 5 drywall throughout
- High efficiency appliances, steam humidifiers, zoned heating and tankless water heater
- 16kW Solar PV system
- HERS rated home

### MAIN LEVEL

- Sweeping views from every window fill the main level!
- An oversized Marvin retractable glass door opens creates an immediate connection to nature from your living room
- Elegant architectural lines, soaring ceilings and a stunning Modern linear gas fireplace anchors the room
- A dedicated dining space makes entertaining seamless with views to enjoy
- A fully equipped gourmet chef's kitchen with custom cabinetry, Wolf/SubZero appliances and a spacious walk-in pantry
- A main level primary offers flexibility for main level living or an executive office space
- Oversized windows fill the home with natural light and compliment elegant white oak flooring
- A chic powder bath adjacent to the kitchen features custom tiling and designer lighting

### KITCHEN

- A gourmet chef's dream, this fully equipped kitchen is perfect for hosting and entertaining!
- Open concept kitchen with extensive custom cabinetry, an oversized quartz kitchen island framed under bespoke designer pendant lighting
- Island seating for 4+ with additional below counter cabinetry
- Custom floating shelving frame the windowed farm sink
- A Wolf/SubZero appliance suite makes for a top-of-the-line meal prep, including a hooded gas range, refrigerator/freezer, and dishwasher.
- The extensive pantry includes built-in custom cabinetry for a tidy, organized kitchen

### UPPER LEVELS

- Ascend the floating oak staircase to the upper level primary and guest suites
- Guest suites offer full en suite bathrooms with custom tiling and walk-in closets
- The spacious hallway laundry room adds convenience and additional storage space
- Follow the hallway to the luxurious primary suite with en suite bath, oversized walk-in closet and private deck

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### PRIMARY SUITE

- Welcomed by commanding views and serene privacy, this luxurious primary suite retreat offers a refined escape oversized windows and a space for reading or early morning movement
- Thoughtfully designed with a spa-inspired bath, custom walk-in closet, and exclusive private deck overlooking Boulder.
- The spacious walk-in closet is ready for customization to create the perfect organized space
- The en suite resort style bath features premium finishes, a euro glass, walk-in shower and beautiful soaking tub framed under foothill views
- An oversized dual vanity keeps the bathroom organized and private water closet completes the space

### LOWER LEVEL

- On the lower level, a spacious family room with floor to ceiling windows floods the space with natural light.
- The wet bar with Wolf/Subzero beverage fridge makes entertaining a breeze
- Immediate access to the patio makes indoor/outdoor living seamless
- A lower-level guest suite and bedroom/gym flex space create function and convenience for hosting
- A mudroom room with ample custom shelving makes for easy arrivals and departures

### OUTDOOR LIVING SPACES

- The property boasts numerous outdoor patios, and an upper-level deck providing ample space for relaxation and entertaining
- The lower-level patio is plumbed for gas for a possible outdoor kitchen space
- Pristine landscaping and easy to maintain irrigation

### TECHNOLOGY PACKAGE

- Includes a state-of-the-art Lutron RA3 Lighting system covering most areas of the home.
- Fully integrated and hardwired into the lighting system and lighting keypads.
- High-end Samsung TVs, including 2 Flush-Mounted Samsung Frame Art TVs.
- Custom designer soundbars to match the Frame TVs.
- Speakers: Premium JL Audio in-wall subwoofer system in the main living room and 5.1 Surround sound setups prewired in both the Family Room and Living Room.
- T V Lift in the master bedroom.
- Ubiquiti Wi-Fi 6 hardwired network with Ultra-Fast WiFi.
- 2 Sonos Amps for house-wide music.
- On-wall magnetic iPad docking stations.
- Flush-mounted doorbell.
- Outdoor speakers on one patio and prewired on the others.
- Equipment rack included to house equipment.

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- Extensive prewire for door contacts, glass break sensors, keypads, smoke & CO detection, and more.
- All sensors are flush-mounted for optimal aesthetics.

### MECHANICAL

- Solar PV 16kW
- Carrier AC and Furnace
- Zoned HVAC
- AprilAire steam humidifier
- Tankless gas water heater
- 320 amp service

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#### A RARE WALKABLE NEIGHBORHOOD FEATURING

- Lucky's Market Complex, featuring Lucky's Market, Bakehouse and Cafe, Ruzo Coffee, Boulder Yoga Studio, Dagabi, China Gourmet and North Boulder Liquor
- The NoBo Arts District and The Nomad Playhouse
- Quick access to public transportation to downtown, local schools, Denver and DIA.
- Top-rated public and private schools and NoBo Public Library
- North Boulder favorites including, Moxy Bread Co., Spruce Confections & Proto's Pizza
- Wonderland Lake Open Space offering miles of scenic trails and serene nature
- Numerous pocket parks and neighborhood greenbelts for easy walking and biking
- Just minutes to downtown Boulder and Pearl Street shopping and dining

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