



PATRICK BROWN GROUP

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901 TERRACE CIRCLE SOUTH SPECIFICATIONS

SETTING

- BREATHTAKING DAKOTA RIDGE RESIDENCE ABUTTING ACRES OF OPEN SPACE!
- EXPANSIVE, SUN-FILLED INTERIORS WITH ICONIC FLATIRON AND FOOTHILL VIEWS
- BEAUTIFULLY LANDSCAPED HOME, MATURE TREES AND FULLY FENCED BACKYARD
- SERENE AND PRIVATE INDOOR/OUTDOOR LIVING SPACE ON MULTIPLE LEVELS
- WORLD-CLASS HIKING AND BIKING FROM THE FRONT DOOR
- WALKING DISTANCE TO NORTH BOULDER'S FAVORITE AMENITIES
- JUST MINUTES TO DOWNTOWN BOULDER SHOPPING AND DINING

GENERAL

- Custom-built 5-bedroom, 5-bathroom residence encompassing 4,306 SF across four thoughtfully designed levels
- Refined architectural detailing complemented by craftsman-inspired millwork
- Soaring ceilings and rich hardwood flooring throughout the main level
- Light-filled, open-concept floor plan designed for both elevated entertaining and effortless daily living
- Designed to frame views on nearly every level of the home
- Sun-lit living room with gas fireplace, built-in cabinetry and French doors leading to a covered front porch
- Serene and private, pergola-covered patio off the dining room
- Spacious dining area illuminated by contemporary designer lighting
- Gourmet chef's kitchen with custom cabinetry, granite countertops and walk-in pantry
- Ascend the stairs to a luxurious primary suite and three additional bedrooms
- Upper-level guest suite offers ensuite deck with west facing views
- Laundry room and linen closets on the upper level
- Lofted top-floor office/bedroom flex room with attic access
- Finished lower level with expansive recreation and family rooms with custom built-ins
- Abundant storage throughout
- Attached two-car garage for easy arrivals and departures
- Mature landscaping creates privacy and tranquility
- Irrigation system for easy lawn management
- Freshly painted interiors



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MAIN LEVEL

- Enter the home through an elegant, covered porch into the spacious main level.
- Open-concept living and dining spaces framed by abundant natural light and custom millwork
- Enjoy cozy mornings and evenings in the living room by the gas fireplace framed by custom built-ins
- French doors extend the living room into the covered porch for seamless indoor-outdoor flow
- Host intimate dinners under contemporary designer lighting in the spacious dining area
- Off the dining room, large glass doors open to a pergola-topped patio surrounded by mature trees and a fully fenced yard
- The fully equipped chef's kitchen offers island seating and walk-in pantry
- An office alcove and bespoke powder bath flank the gourmet kitchen

KITCHEN

- Exquisite, gourmet chef's kitchen with sleek finishes and designer pendant lighting
- High-end, stainless-steel appliances, including a Dacor 6-burner hooded range make hosting and entertaining a breeze
- A spacious walk-in pantry makes a tidy, organized kitchen seamless
- Rich wood cabinetry paired with polished granite countertops
- A generous center island designed for gathering, prep and perfect for casual dining
- Integrated desk/workstation ideal for organization and household management
- An open flow to the dining and living room makes for easy entertaining

UPPER LEVELS

- Ascend stunning hardwood stairs to the upper levels
- A vaulted primary suite is a sanctuary of comfort and serenity
- Two additional bedrooms of generous size share the well-appointed hall bathroom
- A junior suite with walk-in closet and ensuite bath offers access to the west facing deck
- The laundry room and additional storage/linen closets add convenience
- Ascend the stairs to a lofted office/bedroom flex space with attic access and jaw dropping foothills views

PRIMARY SUITE

- Spacious owner's suite with king-size bedroom with ensuite primary bath
- Soaring vaulted ceilings showcase sweeping views of the Flatirons
- Oversized windows fill the luxurious primary suite with natural light
- The expansive walk-in closet is designed for effortless organization
- The spa-like primary bath is filled with natural light and luxurious finishes
- A custom dual vanity offers plenty of storage for a tidy bathroom
- Bespoke tiling frames a windowed soaking tub for relaxing evenings
- Frameless, glass, walk-in shower features clean modern detailing

COMPASS



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LOWER LEVEL

- Descend into the oversized family/media room with large egress windows
- Expansive recreation and media room anchored by custom built-in entertainment center
- Three-quarter bath is ideal for guests
- The lower level presents flexible living space suitable for fitness, play or entertaining
- Generous storage areas enhancing organization and functionality

OUTDOOR LIVING SPACES

- Enjoy peaceful mornings and evenings from the elegant, south-facing front porch
- Pergola-topped patio is designed for al fresco dining and sunset gatherings
- Upper-level ensuite deck backs to west-facing views
- Fully fenced backyard framed by mature trees for privacy and tranquility
- A beautifully landscaped front yard adds charm and elegance

MECHANICAL

- Energy-efficient appliances and fixtures
- High-efficiency heating and cooling systems
- High-performance triple pane, architectural windows
- Irrigation system makes for a low-maintenance living