

1006 6th St., Boulder, CO | Custom Features

3BD | 3BA | 2,616 Sq. Ft. home | 7,912SF lot

Overview

- Thoughtfully designed, meticulously updated and maintained Boulder sanctuary located in the heart of the coveted Chautauqua neighborhood.
- Striking architectural angles, soaring ceilings, and curated natural finishes including stacked stone, maple flooring, and custom woodwork.
- Stunning creekside setting featuring seasonal Gregory Creek flowing through the yard.
- A curated selection of natural finishes connects the spacious open layout to the outdoor world, ideal for entertaining or peaceful retreat.

Main Level

- Soaring ceilings and striking architectural angles surprise and delight, while distinctive windows frame awe-inspiring views of the lush landscape.
- Spacious living room and indoor-outdoor family room with wood-burning fireplace and access to a large Ipe deck shaded by an apple tree.
- Jaw-dropping dining room with floor-to-ceiling windows overlooking Gregory Creek.
- Remodeled 2016 kitchen with quartz countertops, center island, tile backsplash, and upscale Wedgewood cabinetry with Kesseböhmer inserts.
- High-end appliances: two Wolf cooktop & convection ovens, Sub-Zero refrigerator, Bosch dishwasher, Sharp microwave drawer.
- Two large bedrooms including one with a loft space.
- Full bathroom with custom floor-to-ceiling mosaic tile.
- Large main level office/non-conforming bedroom with wall-to-wall shelving and built-in desk with filing cabinets.

Upper Level

- Spiral staircase leads to a private primary suite featuring skylights, two closets, and a gas fireplace.
- Shoji-screen doors open to en suite spa bath with expansive soaking tub, glass shower,

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skylight, and views of the Flatirons.

- Big Ass Haiku smart fan and Mitsubishi AC units provide year-round comfort.
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Lower Level

- Garden level, beautifully renovated in 2025 can be used as a media lounge, fitness area, guest space, office and more.
 - Gas fireplace, 3/4 bathroom with custom tile, and large utility room with GE washer-dryer and ample shelving.
 - Sliding glass door to lower lpe deck with storage and yard access.
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Backyard Oasis

- Professionally landscaped 7,912SF grounds with extensive perennial plantings and mature blue spruce, pine, and flowering trees.
 - Enclosed back patio with DCS built-in grill, adjacent custom waterfall features, and professional lighting.
 - Custom-tiled 11x15 swim spa with motorized cover, lights, jets, and all-season temperature control.
 - Flagstone patio with copper fire pit; rebuilt front koi pond and waterfall.
 - LED path lighting with timers and Rain Bird irrigation system.
 - Habitat for birds including robins, hummingbirds, vireos, and more.
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Additional Features

- Radiant-heat floors with Microtop flooring by Colorado Hardscapes.
 - Dornbracht bathroom fixtures, Villeroy & Boch porcelain sinks, Hunter Douglas Providence woven shades.
 - Sonos sound system throughout interior and exterior.
 - 50-year metal roof installed by Black Roofing (2016).
 - Architecturally designed carport with curved metal roof and 220V EV charging outlet.
 - Heated paver driveway and flagstone walkways for easy winter access.
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1006 6th Street isn't just a house—it's a beautifully crafted home in a neighborhood where connection, comfort, and community come naturally.

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