

# CUSTOM SPECS AND FEATURES

## 1575 Linden Drive, Boulder

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### OVERVIEW

1575 Linden Dr. is the near-hills modern masterpiece you've been waiting for. With sprawling views of the City of Boulder, NREL, and even downtown Denver's skyline, indoor-outdoor living is a treat. This elegant, hillside home was designed by trending Boulder Architect Nick Fiore (Flower Architecture). The 3-story home includes 4,357 livable square feet, and an additional 433 square feet of an attached, 2-car garage. 4 bedrooms and 4 bathrooms make the home comfortably livable for any size of family and for any style of entertainment. Features such as boutique Italian Smeg and Fisher & Paykel appliances, elevator shaft, home office, gym with wet bar and view deck, heated swimming pool, wood and gas fireplaces, and fine finishes throughout make this home a unique new-construction find.

### INTERIOR FINISHES AND FEATURES

Modern design, and thoughtfully-detailed features such as lit art walls; under-counter and accent LED lights; tiled shower niches; light dimmers; and fine woods, tiles, and fixtures throughout the home.

- Wide-plank, white oak flooring in living and upper floors
- Custom, flush, whitewashed oak cabinetry in the kitchen, bathrooms, and living room
- Level 5 drywall throughout
- Aluminum, commercial style Quaker windows
- Elevator ready
- Polished concrete entry and gym level flooring
- Rich, select cedar tongue-and-groove ceilings
- Luxury Italian Smeg and Fisher & Paykel appliance package in kitchen:
  - Built-in wood-paneled refrigerator and freezer
  - Induction cooktop
  - Wall oven
  - "Speed oven" combination microwave and convection oven
  - Built-in coffee maker
  - Under-counter dishwasher
  - Under-counter beverage fridge
- Wet bar with fridge in the gym
- Solid stone countertops
- Solid core interior doors
- Architectural wood-burning fireplace in the living room
- Linear gas fireplace in the primary bedroom
- Large mechanical room / unfinished basement with ample storage

### EXTERIOR

- Fire-resistive standing seam steel siding
- Exposed, architectural concrete walls
- TPO roof with solar panels
- Multiple decks and patios for public and private outdoor living, including AV prewire on all
- Heated swimming pool with automatic safety cover and automation controls

### HOME AUTOMATION, AV - CONTROL4

- Pre-wired for future home automation
- Rack in place for future home automation customization

### ENERGY EFFICIENCY

- Energy Star certified home
- Closed cell foam insulation throughout the walls & ceilings
- 8kW of owned solar energy via roof panels
- 100% LED lighting
- Energy Star appliances



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COMPASS