

## CUSTOM PROPERTY FEATURES

# 1760 Hawthorn Place, Boulder

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### GENERAL INFORMATION

- Fully remodeled in 2026 with a complete gut renovation
- Second story addition completed
- Detached 1 bed / 1 bath 511 sq ft Olerra ADU added in backyard
- Attached 2-car garage

### LOCATION & SETTING

- Located in North Boulder
- Close proximity to North Boulder Recreation Center, Growing Gardens, Ideal Market, and more.
- Quiet residential street
- Nearby parks, trails, and neighborhood amenities

### EXTERIOR & CONSTRUCTION

- Brick exterior
- Modern roofline with standing seam metal roof and integrated Velux skylights
- All new, energy efficient Marvin Windows
- All Landscape Designed by Evoke
- Covered front porch
- Xeriscaped front yard with low-maintenance.
- Fully fenced backyard
- Large patio for outdoor living and dining
- Mature trees providing privacy and shade
- Fire pit and outdoor grill area

### LIVING ROOM

- French white oak hardwood floors from Bravada Hardwood
- NetZero E-ONE 160F linear electric fireplace featuring a white oak surround + cabinets by Kamtz Custom Cabinetry
- Double-height ceilings
- Automated/mechanical skylight blinds
- Open layout to kitchen and dining area

### KITCHEN

- French white oak hardwood floors from Bravada Hardwood
- Custom white oak cabinetry from Kamtz Custom Cabinetry
- Quartz countertops
- Thermador Appliance Package
  - Refrigerator/Freezer
  - 6-burner induction range
  - 2 under-counter beverage drawers
  - Dishwasher
  - Built-in coffee maker
- Large island with bar seating
- Four-panel sliding glass doors opening to backyard

### MAIN-LEVEL PRIMARY BEDROOM

- Vaulted ceilings
- Large windows with natural light
- Walk-in closet with featuring solid wood John Louis closet organizers with 10 drawers
- Primary bathroom:
  - Double vanity - custom white oak cabinets from Kamtz Custom Cabinetry with quartz countertop
  - Skylit walk-in shower with zellige tile featuring a Watermark Loft 2.0 chrome shower head + Watermark Sutton 111 wall-mounted hand shower set
  - Jacuzzi Signature 60" Soaking Tub
  - Water closet with Crosswater M Pro One-Piece toilet

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### MUDROOM

- Spacious mudroom off kitchen
- Custom lockers and cubbies
- Built in desk space and charging station
- Direct access to attached 2-car garage
- Built-in cabinetry plumbed for additional stackable washer/dryer

### GARAGE

- 2-car attached garage
- Roughed in for EV charger

### UPSTAIRS BEDROOMS

- Two bedrooms with full en-suite bathrooms
- Bathrooms both feature decorative Zia tile
- Positioned on opposite sides for privacy
- Connected by catwalk overlooking main living space
- French white oak hardwood floors from Bravada Hardwood

### LOWER LEVEL

- Two additional bedrooms
- Large rec room / secondary living space
- Bathroom with shower, white oak vanity and Ann Sacks tile
- Oversized laundry room:
  - Built-in cabinetry
  - Ann Sacks tile flooring
  - Electrolux Front Load Washer and Dryer in Titanium
- Additional storage space

### ADU (ACCESSORY DWELLING UNIT)

- 520 Sq Ft Olerra factory built ADU
- Fully independent living space
- Features:
  - Full kitchen with Samsung and LG appliances
  - Living area with gas fireplace
  - Built-in murphy bed with integrated storage
  - Full bathroom
  - Mini-split heating and cooling system
  - Separate water, sewer, and electric
  - Fire resistant, Volumetric steel frame, energy efficient

### OUTDOOR LIVING

- Fully fenced backyard
- Large patio for entertaining
- Mature trees for privacy
- Xeriscaping for low maintenance
- Small grass area for flexibility
- Irrigation system
- Landscape design by Evoke

### MECHANICAL, SYSTEMS & EFFICIENCY

- Fully updated and all-new mechanical systems during renovation
- HVAC: Air handler for main level, separate heating/cooling heads in the upper level.
- 400 amp electrical panel
- All new plumbing system and fixtures
- Electric hybrid water heater
- New energy efficient windows
- New insulation throughout



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COMPASS