

CUSTOM PROPERTY FEATURES

6792 Niwot Hills Drive, Niwot

PROPERTY OVERVIEW

- Newly built in 2023
- 11,364 sq ft residence
- 1.5-acre lot in Niwot Hills
- 5 bedrooms
- 8 bathrooms
- Four-car attached garage
- Certified net zero home
- Energy Star rated
- Solar panels
- Tesla Powerwall
- Smart home technology
- Programmable electric blinds
- Nest-controlled four-zone thermostat
- Driveway melt system
- Smart PowerLine central vacuum system
- 9 Heat & Glo fireplaces
- Dolby Atmos 11.1 Theater
- Mountain, open space, Longs Peak, Northern Front Range, and northeast city views
- Extensive outdoor living areas, including wraparound deck, covered patios, private patios, outdoor fireplace, and fire pit

SETTING & EXTERIOR

- Coveted Niwot Hills location
- 1.5-acre lot
- Peaceful residential setting with open space and mountain views
- Meandering entry path
- Extensive professional landscaping
- Lush lawn areas
- Xeriscaping and mature plantings
- Large wraparound deck with access from main living spaces and primary suite
- Covered lower-level patio
- Private patio access from select guest suites
- Outdoor fireplace
- Outdoor fire pit
- Multiple lower-level walkout access points
- Close proximity to downtown Niwot, local shops, restaurants, community events, trails, and Boulder access
- Located within the highly regarded St. Vrain Valley School District

ARCHITECTURE & CONSTRUCTION

- Completed in 2023
- Distinctive old-world / medieval-inspired custom architecture
- 10-foot iron front door
- Natural hardwood floors
- Alder wood trim
- Custom iron doors
- Custom curved staircase
- Open wood stair risers
- Custom curved iron stair railing
- Barrel-vaulted ceiling details
- Wood-beamed ceiling details
- Venetian plaster ceiling details
- Natural stone walls and surrounds
- Slab granite surfaces
- Designer lighting throughout
- Iron chandeliers
- Programmable electric blinds
- Radiant heated bathroom floors

GREAT ROOM

- Dramatic barrel-vaulted ceiling
- Iron chandeliers
- Natural stone walls
- Large stone fireplace wall
- Linear gas fireplace
- Expansive west-facing windows
- Mountain and open space views
- Connection to wraparound deck
- Open connection to main-level gathering spaces

EXECUTIVE OFFICE

- Glass French door entry
- Wood-paneled walls
- Wood-detailed ceiling
- Two built-in desks
- Extensive built-in bookshelves
- Backlit agate fireplace
- Linear gas fireplace
- Large-scale private work environment
- Private balcony

CUSTOM PROPERTY FEATURES

6792 Niwot Hills Drive, Niwot

FORMAL DINING ROOM

- Large formal dining space
- Natural stone detailing
- Iron chandelier
- Fireplace
- Large windows
- Extra tall ceiling
- Connection to kitchen and butler's pantry

BUTLER'S PANTRY / WINE-SERVICE AREA

- Custom French iron doors
- Barrel-vaulted ceiling
- Wine storage
- Wine refrigerator
- Prep sink
- Stone detailing
- Cabinet storage
- Direct connection between dining room and kitchen

KITCHEN

- Large-scale kitchen designed for everyday use and entertaining
- Wood-beamed ceiling
- Dark wood cabinetry
- Slab granite countertops with natural-edge detail
- Large center island
- Eat-in counter / bar seating
- Oversized sink
- Additional oversized prep sink
- Hidden walk-in pantry concealed behind cabinet doors
- Abundant cabinet and drawer storage
- Dacor refrigerator
- Dacor freezer with ice maker
- Wolf six-burner gas range with griddle
- Pot filler
- Wolf double ovens
- Additional Wolf oven
- Wolf microwave
- Wolf warming drawer
- 2x Bosch dishwashers
- Trash compactor
- Open connection to casual dining, living room, formal dining, and outdoor deck

CASUAL DINING / BREAKFAST NOOK

- Adjacent to kitchen
- Built-ins and storage
- Circular / tray ceiling detail
- Statement light fixture
- Deck access
- Open space and mountain views

LIVING ROOM / MAIN-LEVEL FAMILY ROOM

- Large rounded wall of windows
- Wood-beam ceiling detail
- Substantial stone fireplace
- Deck access
- Built-ins and storage
- Open connection to kitchen and casual dining area
- Mountain and open space views

MAIN-LEVEL PRIMARY SUITE

- Expansive main-level primary bedroom
- Deck access
- Mountain views
- Stone feature wall
- Linear gas fireplace
- Venetian plaster ceiling
- Color-changing ceiling lighting
- Programmable electric blinds
- Bar with refrigerator
- Primary Bathroom
 - Five-piece bathroom
 - Dual vanities
 - Large soaking tub
 - Gas fireplace
 - Radiant heated floors
 - Large windows and natural light
 - Oversized shower with dual shower heads, body spray heads, dual controls and built-in bench
 - Private water closet
- Primary Closet
 - Oversized walk-in closet
 - Large center island
 - Built-in wardrobes
 - Built-in drawers
 - Extensive hanging and shelf storage
 - Washer/dryer hookups

CONTINUED >>>

CUSTOM PROPERTY FEATURES

6792 Niwot Hills Drive, Niwot

MAIN-LEVEL GUEST SUITE

- Fireplace
- Iron chandelier
- Designer ceiling and lighting
- Double vanities
- Walk-in closet
- Walk-in shower
- Private patio access
- Mountain views
- Radiant heated bathroom floor

MAIN-LEVEL ADDITIONAL BEDROOMS

- Two additional bedrooms, each with en-suite bathroom
- Walk-in closet
- Jetted tub

POWDER ROOMS

- Custom onyx sink / vanity with lighted onyx detail
- Additional lower-level powder room with agate sink
- Distinctive stone and custom finish details

MUDROOM

- Entry from four-car garage
- Built-in hooks
- Built-in storage
- Drop zone functionality
- Durable everyday entry point

LAUNDRY ROOM

- Large laundry room
- Oversized island for folding and storage
- LG ThinQ side-by-side front-load washer and dryer
- Cabinet storage
- Utility sink
- Natural light and views

FOUR-CAR GARAGE

- Attached four-car garage
- Tesla Powerwall
- Garage entry through mudroom / laundry area
- Connection to driveway melt system
- Solar-supported home systems

THEATER

- Dolby Atmos 11.1 theater system
- Venetian plaster ceiling detail
- Integrated ceiling / accent lighting
- Built-in wall and ceiling speakers
- Media / DVD storage
- Dedicated theater seating area
- Highly equipped media setup
- Dedicated hallway with bar area including under counter refrigerator

LOWER-LEVEL RECREATION & ENTERTAINING

- Fully finished walkout lower level
- Large family / recreation room
- Pool table area
- Game room with oversized windows
- Built-in shelving
- Storage closet
- Additional sitting room with fireplace
- Multiple walkout access points
- Access to covered patio, lawn, and fire pit

LOWER-LEVEL BAR / SECOND KITCHEN

- Bar seating
- Granite countertops
- Thermador dishwasher
- Thermador microwave
- Prep sink
- Sub-Zero side-by-side refrigerator / freezer
- Cabinet storage
- Designed for entertaining and lower-level hosting
- Venetian ceiling with designer lighting

WINE ROOM

- Custom iron door
- Barrel-vaulted ceiling
- Iron chandelier
- Extensive wine and beverage storage
- Stone detailing
- Dedicated tasting / collecting environment
- Attached cooling unit

CUSTOM PROPERTY FEATURES

6792 Niwot Hills Drive, Niwot

GYM & SPA AMENITIES

- Dedicated gym
- Specialty gym flooring
- Dry sauna
- Spa bathroom
- Turku steam shower system
- Radiant heated flooring
- Large-format tile
- Wellness-oriented lower-level design

LOWER-LEVEL GUEST SUITE

- Oversized lower-level en suite bedroom
- Bar with refrigerator
- Stone fireplace
- Radiant heated bathroom floors
- Walk-in closet
- Large shower with dual shower heads
- Double sinks
- Streamline bathtub
- Private water closet
- Generous scale that feels like an additional primary suite

VAULT / SECURE STORAGE

- Securam vault system
- Concrete-enclosed room
- Secure storage functionality
- Currently used as storage

FLEXIBLE LOWER-LEVEL SPACES

- Game room
- Recreation room
- Additional sitting area
- Flexible room originally designed as a wine tasting room
- Built-in shelving and storage
- Multiple use possibilities for hobbies, collections, games, or entertaining

SYSTEMS & TECHNOLOGY

- Certified net zero home
- Energy Star rated
- Solar panels
- Tesla Powerwall whole home battery backup
- Smart home functionality
- Programmable electric blinds
- Nest-controlled four-zone thermostat
- Driveway melt system
- Smart PowerLine central vacuum system
- Radiant heated bathroom floors
- Multiple Heat & Glo fireplaces
- Dolby Atmos 11.1 theater system
- Programmable, remote controlled front door lock
- Ring front door camera
- 4 Furnaces and 4 A/C units
- 4 Heat Recovery Ventilators for efficiency
- 3 Water heaters (total 170 gallons)



THE ZACH ZELDNER TEAM

720.480.7650 zach@zachzeldner.com zachzeldner.com

COMPASS