

# 80 ALDER FEATURES LIST

## SETTING

- Located in the coveted Pine Brook Hills neighborhood
- 12 minutes from downtown Boulder, CO
- Beautiful south and west views
- 1 Acre Lot
- Direct access to Lion's Lair and Mt Sanitas Trails
- On the Boulder County school bus route
- Boulder County snow plows all of the streets in winter

## GENERAL

- Stunning modern home designed by EJ Meade and Arch11
- Built by esteemed local builder Stanko Construction
- 4 Bedrooms and 4 Bathrooms
- 3,811 square feet
- 834 sq ft 2 car attached garage with separate 160 sq ft workshop
- Wood and Steel Frame Structure
- Open, Modern Design
- Main level master suite with stunning bathroom
- Loewen Ultra Low-E, high-efficiency aluminum clad exterior and wood interior windows
- Solid core wood pocket interior doors with black steel door hardware
- White Oak Flooring
- Designer lighting fixtures and LED recessed lighting throughout
- TPO Commercial grade fire resistant roof
- 5,000 Watt LG solar panels with solar edge controller
- Innovation window shades
- Full house fire suppression system
- Landscape designed by Kane Hanson architects (72 trees added)
- Complete irrigation systems and drip irrigation for trees
- Full house radon mitigation system

## KITCHEN

- 42" Subzero Refrigerator and Freezer
- 36" Wolf Stovetop Range
- Wolf Double Wall Oven
- Wolf Microwave
- Best Cattura Downdraft hood
- Bosch dishwasher
- Hansgrohe Plumbing fixtures throughout
- Abundance of storage

## LIVING ROOM/DINING ROOM

- Stunning views from every window
- Soaring ceilings with some exposed steel framing
- Rio Grande gas fireplace surrounded by cold-rolled stained black steel
- Seamless indoor/outdoor living
- 800 sq ft deck with stunning views
- Whisper Walls acoustical panels

## MASTER BEDROOM/BATHROOM

- Main level private sanctuary
- Wake up every morning to inspiring views
- Seamless indoor/outdoor living
- Luxurious master bathroom
- Large walk-in shower with views
- Custom vanity with 2 sinks
- Toto toilet
- Ann Sachs tile throughout
- Large walk-in closet with custom built-in cabinetry

## LOWER LEVEL

- Large family room
- Seamless indoor/outdoor living spaces
- 2 bedrooms with hallway bathroom
- 100% wool carpet in lower level bedrooms
- Guest Suite with en suite bathroom
- MasterSpa Precision 8 person spa

## MECHANICAL

- 3 Zone Forced air heating and cooling with fresh air exchanger
- High-efficiency sidearm hot water heater
- Whole House Humidifying system
- Insulated garage doors

## UTILITIES

- Pine Brook water
- New Septic System
- Natural gas
- Fiber optic internet up to 1 Gig

