

# CUSTOM PROPERTY FEATURES

# 103 Wildewood Drive, Boulder

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## LOCATION

- Nestled into a rocky hillside in Nederland, Colorado
- South-facing orientation optimized for solar gain
- Views of Eldora ski area and the Indian Peaks Wilderness
- Surrounded by ponderosa pine forest and natural rock outcroppings
- Designed to withstand extreme mountain climate and high-wind conditions

## AWARDS & CERTIFICATIONS

- Passive House Institute US (PHIUS) Certified
- Wildfire Partners Certified
- 2023 PHIUS Passive Projects Design Competition: Single Family Home, Honorable Mention
- Colorado Green Building Guild: 2023 Green Building of the Year

## ARCHITECTURE & MATERIALS

- Purpose-built to respond to steep terrain and exposed rocky outcroppings
- South-facing massing calibrated for solar performance and shading
- Living spaces angled to capture mountain and ski area views
- Insulated Concrete Form (ICF) construction for durability and energy efficiency
- Dark vertical steel siding with red cedar accents
- Low-profile street-facing elevation set into the hillside
- Angular wood entry vestibule with butterfly roof
- Cedar-wrapped carport framing views of the surrounding landscape
- Valin Flooring Woodura Swedish hardwood flooring
- Concrete flooring with radiant heat on the lower level
- Custom Harlan Jasper wood cabinetry
- Super-insulated walls and roof assembly
- Triple-pane Alpen European-style tilt-and-turn windows
- Zehnder ComfortAir Q Energy Recovery Ventilation (ERV) system
- Electric heat pump radiant floor heating with seven zones

- Concrete slab designed to absorb and re-radiate solar heat
- Continuous fresh, filtered air circulation throughout the home
- Innovative Openings battery-powered electric blinds
- Level 5 drywall finish throughout

## ENTRY

- Covered front breezeway connecting the main house and garage
- Enclosed airlock entry designed to reduce heat loss
- Wood trim detailing throughout
- Stairs leading from breezeway down to the backyard

## KITCHEN & DINING

- Custom Harlan Jasper wood cabinetry
- Quartz waterfall-edge island
- Spacious walk-in pantry with built-in shelves
- Thermador appliance package including refrigerator, freezer, double ovens, dishwasher, and microwave
- Thermador Zephyr pull-out vent hood
- Open dining area connected to kitchen and living room
- Designed to maximize natural light and views

## LIVING ROOM

- Expansive main living space with unobstructed views of Eldora
- Gas fireplace
- Custom shelving
- High ceilings
- Open-concept layout connecting living, dining, and kitchen spaces

## PRIMARY BEDROOM

- Private main-level primary suite
  - Mountain views
  - Large walk-in closet with custom built-ins
  - Washer and dryer hookups located in primary closet

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## PRIMARY BEDROOM

- Victoria + Albert freestanding soaking tub with window
- Radiant floor heating
- Double vanity
- Large walk-in shower with mountain-view window
- Dual shower heads including rain shower
- Wall-mounted toilet

## WALK-OUT LOWER LEVEL

- Recreation space
  - Concrete floors with radiant heat
  - Spacious media and recreation room
  - Built-in wet bar with Zephyr beverage refrigerator
- Guest Suite
  - Secondary primary-style guest suite
  - Large windows with views
  - Walk-in closet
  - En-suite bathroom with shower and window
- Additional Bedrooms
  - Custom built-ins and walk-in closet
- Full bathroom
- Laundry room with LG front-loading washer and dryer

## GARAGE & OUTDOOR SPACE

- Oversized two-car garage
- Covered carport positioned between the main house and garage
- Functions as both parking and outdoor living space
- Patio-style use with views
- Ipe hardwood deck off main floor
- Seamless connection to entry breezeway
- Direct access to backyard from entry and lower level
- Invisible fence surrounding property



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COMPASS