

# CUSTOM PROPERTY FEATURES

# 2729 S Lakeridge Trail, Boulder



## GENERAL

- All-electric home (except for gas fireplace and generator)
- Elevator manufactured by Symmetry Elevators
- Genesis Opal vertical platform lift manufactured by Garaventa Lift
- 2" x 6" framing
- Entire exterior, including roof, covered with ZIP System® integrated air and water-resistive barrier
- James Hardie Mountain Safe cement board siding
- Ponderosa stacked stone
- Generac backup generator
- Leaf gutter guards
- Fire-resistant custom paver patios in front and back
- Custom water piping with manifold
- Knotty alder 3' solid wood doors, 5" window trim, and baseboards throughout
- Knotty alder-lined custom closets in entry and primary bedroom
- Custom-designed spiral staircase, railing, fireplace surround, and mantel
- Sharp handmade custom cabinetry with soft-close technology throughout
  - Built-in trash and recycling bins
  - Custom cutlery insert
  - Under-cabinet lighting in kitchen and laundry room
- Large kitchen island with prep sink
- Walk-in pantry
- Separate built-in desk in kitchen
- Sierra round vessel sink in powder room
- Primary bedroom on main floor

## WINDOWS

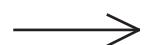
- Pella Lifestyle windows
  - Aluminum Enduraclad wood casement
  - Insulated Low-E SunDefense™ + Low-E insulating glass
- Hunter Douglas Duette® Honeycomb blackout shades in all bedrooms
- Hunter Douglas Applause® cellular shades, including:
  - Room-darkening shades in family room
  - Light-filtering shades elsewhere
- Heritance® hardwood shutters

## APPLIANCES

- Sub-Zero 48" Classic side-by-side refrigerator/freezer, stainless steel
- Wolf 30" M Series wall oven with professional trim
- Wolf 30" M Series professional drop-down microwave oven
- Wolf 36" induction cooktop, 5 burners
- Wolf 36" Pro Style cooktop hood
- Miele 24" built-in dishwasher with MultiFlex tray, AutoOpen door dryer, ComfortClose door
- GE ENERGY STAR® 5.0 cu. ft. capacity electric smart front-load steam washer with SmartDispense™, UltraFresh vent system with OdorBlock™, steam, and built-in Wi-Fi, on pedestal with drawer
- GE ENERGY STAR® 7.8 cu. ft. capacity smart front-load electric dryer with steam and sanitize cycle and built-in Wi-Fi, on pedestal with drawer

## TECHNOLOGY

- Hardwired Ethernet connections in every room
- Amazon Echo Hub touchscreen stations throughout home (intercom, music, phone calls, Ring video camera)
- Ring Video Doorbell Elite (RI-VDB-EL) at entrance
- LG 55" Class C4 Series OLED evo 4K UHD Smart webOS TV
  - Sonos sound bar
  - MantleMount Pro automated drop-down and swivel TV mount
- LG 42" Class C5 OLED evo 4K Smart webOS TV
  - Strong Carbon Series medium single-arm articulating mount
- Samsung 42" TV
  - Strong Carbon Series medium single-arm articulating mount



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### FLOORING/TILE/COUNTERTOPS

- Mirage Dreamville Collection hardwood floors (main level and loft)
- Shaw Brio Plus LVP flooring (lower level)
- Glenrock Sunset Falls 12" x 24" floor tile in kitchen, powder room, primary bath, and lower-level bath
- Glenrock Casablanca Market Blue 8" x 8" floor tile in laundry room
- Calacatta Paonazzo 24" x 48" wall tile in both showers
- Carpet on stairs
- Quartz countertops throughout

### LIGHTING

- Maxim Shutters Dark Sky tall wall sconce outdoor fixtures
- Champagne brass vanity lighting from the Orwell collection
- Croft 52" LED ceiling fan by Hinkley
- Maverick 52" and 60" LED ceiling fans by Visual Comfort
- Lunaria large silver chandelier by Currey & Company
- ELK Classico pendant ceiling lights in Starburst Blue glass over kitchen island
- Recessed lighting throughout

### HVAC

- Bosch heat pumps (2)
- Bosch mini-splits (9)
- Braun fresh air system

### GARAGE

- EV charger
- Epoxy flooring
- Genesis Opal vertical platform lift manufactured by Garaventa Lift

### ADA/MOBILITY

- Elevator manufactured by Symmetry Elevators
- Genesis Opal vertical platform lift manufactured by Garaventa Lift
- ADA sink in primary bathroom
- Zero-clearance shower in primary bathroom
- Grab bars in all bathrooms
- 3' interior doors



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