

CUSTOM PROPERTY FEATURES

1940 Lakespur Lane, Louisville

OVERVIEW

- 4 bedrooms, 4 bathrooms, 3,772 sq ft
- Semi-custom modern farmhouse built by Markel Homes in 2019
- Distinctive floor plan with owner-selected upgrades throughout
- Dedicated office, upstairs loft and finished lower level with home theater

SETTING & LOCATION

- One of the highest homesites in Louisville's North End neighborhood
- Northernmost lot on the street, with no homes directly to the north or west
- Directly across the street from Hecla Lake
- Western views across Hecla Lake to the Flatirons, foothills and Front Range
- Sunset views from the front porch, upper-level windows and backyard hot tub
- Neighborhood trails around Hecla Lake, with connections toward Waneka Lake Park and Coal Creek Trail
- Minutes to downtown Louisville and downtown Lafayette

KITCHEN

- Oversized island with seating
- White cabinetry
- LG and JennAir appliances
- Gas cooktop with stainless-steel chimney hood
- Built-in wall ovens
- LG refrigerator with craft ice maker
- Glass mosaic backsplash
- Walk-in pantry

MAIN LEVEL

- 10-foot ceilings
- Wood flooring through the living room, dining area and kitchen
- Living room fireplace framed in dark tile with a floating wood mantel
- Nine-foot-wide wood-framed accordion doors from the dining area to the rear patio
- Office with a large window
- Owner's entry from the garage with built-in bench, hooks and storage
- Powder room

UPPER LEVEL

- Open loft with a window framing the mountains
- Primary suite with vaulted ceiling and wide west-facing windows overlooking Hecla Lake and the mountains
- Primary bathroom
 - Soaking tub
 - Floating double vanity with under-mount lighting
 - Glass-enclosed steam shower with dual shower heads and its own window
 - Japanese Bidet Toilet
- Walk-in closet off the primary bathroom
- Two secondary bedrooms sharing a hall bathroom with double vanity and a separate shower room
- Laundry room with cabinetry and utility sink

LOWER LEVEL & HOME THEATER

- Custom-designed home theater
- Sony projector and 10-foot projection screen
- Integrated surround sound, including speakers built in behind the screen
- Raised, stadium-style theater seating
- Fourth bedroom with a large window
- Adjacent full bathroom with tiled bench shower
- Unfinished storage rooms for gear and seasonal items

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SMART HOME TECHNOLOGY

- Savant whole-home automation and control system
- Lutron whole-home automated lighting controls
- Distributed audio with in-ceiling and in-wall speakers in the living room, dining room, primary bedroom, primary bathroom and home theater
- Structured Cat6 and RG6 cabling
- Commercial-grade internet and networking equipment
- Yale keyless entry
- ecobee smart thermostats and entry camera

OUTDOOR LIVING

- Covered west-facing front porch overlooking Hecla Lake and the mountains
- Fenced backyard
- Custom, low-maintenance landscaping
- Rear patio connected to the dining area through the accordion doors
- Built-in grill
- Concrete bench seating with linear fire feature
- Hot tub
- Raised garden beds
- Mature greenery and evergreens

ENERGY & GARAGE

- Fully owned 7.56 kW rooftop solar system
- Three-car garage
- Garage wired for EV charging



ETHAN BULLOCK | THE ZACH ZELDNER TEAM

303.501.4959 ethan.bullock@compass.com buyingboulder.com

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