

CUSTOM PROPERTY FEATURES

745 Highland Avenue, Boulder

GENERAL INFORMATION

- Historic Moorhead House in premier Mapleton Hill location
- Built in 1903
- Designed by Boulder architect Watson Vernon
- Local Landmark and National Register Eligible
- Extensive renovation completed in 2023
- Detached oversized two-car garage
- Additional parking pad
- Fully fenced and gated grounds
- Positioned at the end of Highland Avenue, a non-through street with very limited traffic

LOCATION & SETTING

- Located on Highland Avenue, widely considered one of Boulder's and Mapleton Hill's most coveted streets
- Premier Mapleton Hill location walking distance to Pearl Street, Downtown Boulder, Mount Sanitas, Lolita's Market, cafés, restaurants, local shops, and everyday amenities
- Perched above the street on a rare elevated lot
- Mature trees, gardens, shade, and layered landscaping
- Front yard wraps around the home
- Gated front yard with lockable gates
- Privacy plantings and bushes along the property
- Nearby Farmer's ditch, allowing the sound of water from the outdoor spaces
- Seasonal Flatirons views in winter
- Leafy treetop outlooks in spring, summer, and fall

HISTORIC & ARCHITECTURAL SIGNIFICANCE

- Significant example of Colonial Revival architecture
- Brick exterior
- Four two-story fluted wood Ionic columns
- Second-story windows bordered by matching pilasters
- Shingled pediment with curved façade and recessed bay window
- Hipped roof
- Rare three-story presence in Boulder
- Original architectural detailing preserved throughout
- Built by James L. Moorhead, Boulder Postmaster beginning in 1900
- Designed by Watson Vernon, a Boulder architect also associated with early local institutional buildings

RENOVATION & RESTORATION

- Extensively remodeled in 2023
- Renovation completed with respect for original architecture and historic character
- Original woodwork preserved throughout
- Original moldings preserved
- Original windows maintained and restored
- Restored original sash-and-cord windows on main and second levels
- Quarter-sawn hardwood floors
- Restored original hardwood floors
- Leaded glass windows throughout
- Custom bookcases, cabinetry, paneling, crown molding, and baseboards added throughout main and second floors
- Crystal chandeliers and curated designer lighting
- Nearly all lighting fixtures, antique chandeliers, and switches replaced or upgraded
- Multiple fireplaces
- Exceptional natural light throughout

MAIN-FLOOR OFFICE

- Located just off the front entry on the main level
- Glass french doors
- Large windows with natural light
- Original woodwork and historic detailing
- Built-in shelving
- Positioned separately from the main gathering spaces for privacy
- Flexible use as office, library, music room, or sitting room

LIVING ROOM

- Fireplace with historic mantel
- Large leaded glass windows
- Original millwork and molding
- Tall ceilings and spacious
- Crystal chandelier original to home
- Opens naturally toward the kitchen and dining/family room areas
- Overlooks front landscaping and porch

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KITCHEN

- Fully remodeled kitchen
- Custom cabinetry
- Quartz countertops
- Large island with seating
- Shaw's farmhouse sink
- Sub-Zero refrigerator and freezer
- Thermador range with four gas burners and two induction burners
- Wolf warming drawer
- Sharp microwave
- Pantry storage
- Updated lighting
- Original hardwood floors
- Opens to dining room and adjacent living spaces
- Direct connection to mudroom and rear outdoor areas

DINING ROOM & FAMILY ROOM

- Direct connection to kitchen for entertaining and everyday use
- Custom built-ins
- Flexible room arrangement allows dining and sitting spaces to be used interchangeably
- Italian crystal chandeliers
- Large windows with natural light
- Historic trim and millwork

POWDER ROOM & MUDROOM

- Charming main-level powder room off living room
- Mudroom provides access to rear patio and parking area
- Dog door integrated into mudroom
- Functional transition space from outdoor areas into the home

UPPER-LEVEL PRIMARY SUITE

- Restored original hardwood floors
- Crown molding and original woodwork
- Large windows overlooking front porch and gardens
- Custom wardrobe storage in dressing room, leading to bathroom

- Primary bathroom features
 - Radiant heat flooring
 - Double sinks
 - Victoria + Albert soaking tub
 - Waldorf 1933 tub faucet
 - Walk-in shower
 - Private water closet
 - Updated finishes

UPPER-LEVEL GUEST ROOMS

- Two additional rooms
 - Guest bedroom
 - Study that may also be used as a non-conforming bedroom
- Tall ceilings
- Large windows
- Leaded glass details
- Wainscoting
- Restored hardwood floors
- Shared bathroom
 - Bathroom includes radiant heat flooring
 - Etched glass door leading to north-facing deck

TOP-LEVEL SUITE

- Private suite with sloped ceilings and attic-conversion character
- Skylights
- Treetop outlooks and seasonal mountain views
- Fireplace
- Built-in handmade wood drawers
- Large closet and storage areas
- Full bathroom features:
 - Soaking tub
 - Double vanity
 - Shower
 - Skylight
- Quiet retreat-like feel high above the main living areas

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LOWER LEVEL

- Fully finished lower-level living areas
- High ceilings for a historic home
- Recreation room includes fireplace
- Lower-level bedroom includes closets and fireplace
- Exercise room could also function as office, studio, sitting room, or flex space
- Remodeled bathroom
 - Radiant heat flooring
 - Generous vanity
- Laundry room with LG front-loading washer and dryer
- Mechanical room
- Spacious storage room
- Three additional basement window wells excavated to improve natural light

OUTDOOR LIVING

- Outstanding south-facing covered front porch
- Ipe Brazilian hardwood porch decking
- Double-height porch presence framed by two-story columns
- Elevated position overlooking gardens and mature landscaping
- Flagstone walkway to front patio and entrance
- Private shaded brick patio off kitchen/dining area
- Rear patio suited for outdoor dining and entertaining
- Mature trees provide shade and privacy
- Fully fenced yard
- Lockable gates
- Winterized storage area added beneath front porch
- Front yard wraps around the home

GARAGE & PARKING

- Rare off-street parking configuration for Mapleton Hill
 - Detached oversized two-car garage
 - Additional parking pad
 - Flexible rear parking area

- Garage and parking concepts explored for Sprinter van accommodation
- Potential ADU opportunity above garage under updated Colorado regulations

INFRASTRUCTURE & SYSTEMS

- Completely updated HVAC systems throughout the home
- Central air conditioning
- Evaporative cooling
- Separate climate system serving guest rooms, office spaces, and third floor
- Third-floor system utilizes evaporative cooling and baseboard heat with future mini-split conversion potential
- Zoned thermostats on main floor, second floor, and basement
- Whole-house attic fan added to third floor
- Most electrical systems fully replaced
- Original knob-and-tube wiring removed
- Majority of plumbing systems replaced during renovation
- Ethernet wiring installed from basement router to all floors
- Updated lighting and switches throughout

FUTURE FLEXIBILITY

- Conceptual plans created to continue staircase from second to third floor
- Potential third-floor apartment-style layout with two bedrooms, office, and kitchenette
- Current office could potentially become enclosed bedroom with closet
- Guest bedroom layout allows potential built-in closet reconfiguration
- Space identified for second-floor washer and dryer
- Potential ADU opportunity above garage under updated Colorado regulations
- Garage and parking concepts explored for Sprinter van accommodation



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COMPASS