

CUSTOM PROPERTY FEATURES

2709 S Lakeridge Trail, Boulder

LOCATION

- Located in Lake of the Pines, Boulder County's only gated lake community
- Community centered around scenic Allens Lake
- Residents enjoy shared lake access for boating, kayaking, paddleboarding, and swimming
- Community amenities include a volleyball court, gazebo, grills, and watercraft storage
- Surrounded by ponderosa pines and foothills terrain
- Minutes to North Boulder amenities and downtown Boulder
- Nearby access to Boulder foothills trailheads
- Situated on 1.58 acres, one of the largest lots in the neighborhood

GENERAL FEATURES

- New construction and full gut remodel
- Level 5 finishes, 5/8-inch X drywall throughout
- Modern foothills architecture with stucco, steel, natural wood, and extensive glass
- Main-level living with primary suite, additional bedrooms, kitchen, dining, living, laundry, and garage access on one level
- Vaulted ceilings in main living areas
- Vilux Skylights throughout with built-in shades
- LVP flooring 3/4-inch Cortec 30-mil wear layer
- Walk-out lower level 9.75 ft high ceiling with above-grade windows
- Solid core doors, Emtek hardware
- Oversized 3-car garage
- Significant storage space

ARCHITECTURE & EXTERIOR

- Smooth hardcoat stucco exterior
- Fire-treated, stained clear cedar siding and soffits
- Exposed steel columns and beams
- Steel railing posts
- Sierra Pacific aluminum wood-clad windows
- TimberTech fire-resistant PVC decking
- Class A roof assembly
- Integrated and pre-finished metal gutters
- Non-combustible composite fascia and trim
- Covered decks, open decks, terraces, and patios
- Natural terrain, extensive rockwork, and mature pines

LIVING ROOM

- Expansive open-concept living area
- Vaulted ceilings
- Large windows with views toward the lake and surrounding trees
- Direct access to outdoor deck
- Philips Hue LED ceiling light tracks
- Open connection to kitchen and dining spaces

DINING AREA

- Dedicated dining area connected to the great room
- Direct access to private dining deck
- Lake and tree views
- Open connection to kitchen and living room

KITCHEN

- Large kitchen island with seating for six
- Thermador appliance package
- 48-inch gas range with six burners and griddle
- Two dishwashers
- Prep sink
- Large walk-in pantry with space for second refrigerator
- Pass-through window to outdoor cooking and dining area
- Open connection to living and dining spaces

MAIN-LEVEL PRIMARY BEDROOM

- Main-level primary suite
- Large windows with natural light
- Private patio with lake, tree, and landscape views
- Spacious walk-in closet
- Secondary washer and dryer location within closet area
- Primary Bathroom
 - Skylight
 - Double vanity
 - Sliding medicine cabinets
 - Private water closet
 - Large shower with two shower heads, body sprays, and handheld fixture
 - Large shower window
 - LED ceiling detail

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MAIN-LEVEL BEDROOMS

- Two additional main-level bedrooms
- Nearby bathroom
- Flexible layout for family, guests, or office use

LAUNDRY ROOM

- Main-level laundry area
- Conveniently located near bedroom wing

OUTDOOR KITCHEN & DECKS

- Outdoor cooking area connected directly to kitchen via pass-through window
- Deck off living room and kitchen with lake views
- Dedicated deck off dining area
- TimberTech fire-resistant PVC decking
- Multiple outdoor living and dining areas

GARAGE AND MUDROOM

- Three-car attached garage
- Direct access from garage into large mudroom/drop zone
- Utility sink
- Dog wash
- Storage for bikes, lake gear, and outdoor equipment
- Practical everyday transition from garage to main living area

LOWER LEVEL

- Walk-out lower level
- Recreation room
- Media room
- Private guest bedroom suite
- Guest suite bathroom with double vanity and large shower
- Additional bathroom
- Covered lower-level patio with area for hot tub
- Above-grade windows
- Mechanical space & significant unfinished storage

TECHNOLOGY, ENERGY & INFRASTRUCTURE

- Lutron Caseta lighting (App controlled)
- Philips Hue LED ceiling light track in main living area, Kitchen, primary suite, and primary bathroom
- New Carrier air-source heat pumps for heating and cooling
- Natural gas boiler - In-floor water heating main level, Runthal radiators basement level
- Sidecar hot water heating
- High-efficiency permanent lighting fixtures
- Hardwired smoke and carbon monoxide alarms
- Dark Sky-compliant exterior lighting
- Oversized solar installation 11.96kw
- Spray foam roof insulation ~R60
- Interior walls are soundproofed with blown-in cellulose
- Floors are insulated for heating and noise
- Building envelope designed for air sealing, energy conservation, and reduced noise transmission

WILDFIRE & CONSTRUCTION DETAILS

- Class A roof covering and roof assembly
- Ignition-resistant exterior wall materials
- Fire-treated exterior wood siding and soffits
- Fire-resistant PVC decking
- Fire-retardant deck framing
- Multi-layer exterior windows and patio doors
- Non-combustible or ignition-resistant eaves, fascias, soffits, covered deck ceilings, and covered porch ceilings
- Metal drip edge at roof fascia
- Corrosion-resistant metal valley flashing
- Protected attic and roof vents designed to limit ember penetration
- Exterior materials selected for durability in a foothills setting
- House has a 4-foot rock buffer on all sides



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COMPASS