

2945 3RD STREET

FEATURES LIST

SETTING

- Loft-like residence with detached studio & sprawling 20,000+ Sq ft lot backing to open space
- Located in the highly desirable Newlands neighborhood
- Foothill and Flatiron views
- Yard Features 3 tiered levels and stone steps that lead to open space
- Apple and cherry trees as well as concord grapes

GENERAL

- Stunning modern home designed by EJ Meade and Arch11
- Built by Hammerwell
- 5 Bedrooms and 5 Bathrooms
- 4085 square feet
- Fully retractable NanaWall doors
- 3 story architectural plaster wall from ground to 2nd floor
- Recessed metal border around doors
- Outdoor living spaces include front porch and patio off den
- Jacuzzi

PRIMARY BEDROOM/BATHROOM

- Treetop owner's suite with private balcony
- Ensuite spa bathroom includes steam rain shower, soaking tub, and double vanity

KITCHEN

- Views looking out to Magical Mountain vortex on Dakota Ridge
- Unique Sheet metal countertops
- Glass backsplashes
- Custom white cabinetry
- Substantial matte finished gray marble with cement look Kitchen island
- Dombrecht kitchen faucet with extra large stainless steel sink

DETACHED STUDIO

- Original garage transformed into an artist's studio and office
- Potential 5th bedroom
- Additional Storage

MECHANICAL

- Generat Generator installed in 2021
- Viessman Vitrocossal 300 Boiler installed in 2020
- 52 gallon stainless steel tank (titanium/stainless heat exchanger)
- Radiant floor heating
- Solar Pannels
- Primary Suite set up for electric blinds, conduits running behind drywall
- Larger laundry area is plumbed in lower level for another washer and dryer



Zach Zeldner · 720.480.7650 · zach@zachzeldner.com · zachzeldner.com
Compass Founding Agent · REALTOR® · Broker Associate · Boulder, CO 80302

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