

# 2955 Stanford Ave

Boulder, CO 80305

## Luxury New Construction

Architect: Heartwood Studio

Builder: PR Builders

### LOCATION

- Amazing South Boulder location framing Boulder's most iconic views from every room
- Minutes to trailheads, schools, and Table Mesa Shopping Center
- The house is strategically placed on this 0.83 acre lot to offer both privacy and serenity while maximizing stunning, unobstructed panoramic views

### GENERAL

- 5 bedrooms, 8 bathrooms
- Main level office (not included in bedroom count)
- 7,555 interior square feet (exterior wall)
- 36,250 square foot lot (0.83 acre)
- Net zero home
- Wide plank white oak flooring throughout home (carpet in guest bedrooms)
- Radiant heat in all tiled bathrooms
- Elevator (48" x 36" interior) provides access to all three levels

### ENTRY WAY

- 96" x 60" oak and steel front door with tinted glass
- Custom white oak accent wall
- Floor to ceiling walnut cabinets/cubbies
- Walk-in coat closet
- Access to garage

### MAIN LEVEL

- 9-foot+ ceilings
- Kitchen, dining room, and living room flow together seamlessly
- Main level office with custom oak and coffered ceiling
- Guest bedroom with en suite bath and walk-in closet (can double as 2nd primary)
- Powder room
- Custom poplar ¾" baseboard

### KITCHEN

- Custom white oak and walnut cabinetry
- 48" Wolf gas range with infrared griddle
- 48" Subzero french door refrigerator
- Miele built-in coffee system
- Wolf drawer microwave
- Custom range hood, wrapped in stone
- Double 8' islands with waterfall edges
- Quartzite countertops
- Sonneman light fixtures

### KITCHEN (cont'd)

- Butler's pantry with wine refrigerator and ample storage

### LIVING ROOM

- 16-foot double slider doors open to deck
- 48" Heat & Glo gas fireplace with quartzite surround and mantle
- Walnut entertainment cabinets (wired for A/V) and bookshelves
- Wet bar
  - Custom walnut cabinets and floating shelves
  - Under-cabinet beverage refrigerator

### DINING ROOM

- 14' x 21' space
  - Comfortably fits a large table and 10 chairs
- Haus of Interiors 3-ring chandelier
- 8-foot glass door with access to back deck

### PRIMARY SUITE (upper level)

- Private retreat
- Luxurious en suite bath
  - Dual vanities with lighted toe kick
  - Lighted medicine cabinets
  - Oversized curbless steam shower with dual showerheads
  - 67" fluted soaking tub
  - Water closet with bidet toilet
- Custom walk-in closet with LED strip lighting in hanging space
- Private balcony
  - Access via 8-foot double slider door
  - Hot tub
  - A/V and gas line pre-wired
  - Views of Flatirons, Foothills, CU, and so much more

### UPPER LEVEL

- Two additional bedrooms
  - En suite
  - Walk-in closets
- Balcony (15' x 11') off of hallway with panoramic views of Boulder
- Separate HVAC system
  - ecobee thermostat
- Laundry room
  - Custom white oak cabinets and built-ins
  - Electrolux washer and dryer

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## BASEMENT

- 9-foot+ ceilings
- Multiple slider doors that walk out to covered patio and backyard
- Large family/rec room
- Sauna and steam shower
- Fitness center with water fountain
- Wet bar with full sized fridge, dishwasher, and island
- Custom glass and steel wine room
- Theater/man cave
  - Accessible from wet bar via Murphy door
- 5th en-suite bedroom with 8-foot slider onto backyard covered patio

## GARAGE

- Oversized 3-car garage (1,046 sq ft) with epoxy floor
- Height can accommodate car lifts
- Attic storage space
- Two EV chargers
- Hose bib (hot and cold)
- Workshop space
- Access to back deck

## MECHANICAL, ENERGY & TECH

- Two zone HVAC system with whole house humidifier
- Two tankless water heaters
- 20 kW PV solar system (owned)
- Backup battery
- Open cell spray foam in midfloors (basement ceiling & main floor ceiling)

## MECHANICAL, ENERGY & TECH (cont'd)

- Whole house pre-wired for Lutron RadioRA3, enabling integrated control of audio, advanced lighting, window coverings, and security system
- CAT-6 and infrastructure for future fiber internet

## OUTSIDE

- Multiple decks, perfect for indoor/outdoor living and dining (pre-wired for speakers)
  - Large main level deck (40' x 9') with paver deck tiles and integrated drainage system
  - Second main level deck (13' x 12') has outdoor kitchen with gas BBQ and pizza oven
  - Both main level decks offer access to the west side yard and down to the backyard
  - Pre-wired for speakers
- Backyard is fenced in and has large grass area with lighted covered patio (40' x 16') with gas fire pit
- The expansive, flat backyard offers ample room for entertaining and has space to accommodate a pool
  - Sale will include plans for future pool
- Xeriscaped front yard with lush landscaping and boulders
- 4-6 foot concrete and wood privacy walls

## EXTERIOR

- Fire-resistant construction
  - Natural stone and Class A fire-treated wood siding
  - Hemlock soffits
- Custom metal fascia
- Custom metal downspouts

