

2029 Columbine Ave

Boulder, CO 80302

Luxury New Construction

Interior Designer: Halax Interiors

Architect: Fānas Architecture

Builder: PR Builders

LOCATION

- Coveted lower Chautauqua location
- Nestled near the base of the flatirons
- Minutes to Chautauqua Park for Chautauqua Dining Hall, coffee shop, cultural events, and vast network of trails
- Convenient access to Downtown Boulder, CU campus, and more

GENERAL

- 5 bedrooms, 7 bathrooms
- Main level office (not included in bedroom count)
- 5,430 interior square feet
- 13,487 square foot lot (0.3 acre)
- Net zero home
- Pre-wired for Lutron
- Wide plank white oak flooring throughout main level
- Radiant heat in all tiled bathrooms

ENTRY WAY

- Custom floor-to-ceiling cedar accent wall
- Custom built-ins
- Vaulted 14 foot ceilings
- Access to office
- Two coat closets
- Sitting area

MAIN LEVEL

- 9 foot ceilings
- Kitchen, dining room, and living room flow together seamlessly
- Main level office with vaulted ceilings
- Powder room
- Custom poplar baseboard

KITCHEN

- Custom walnut cabinetry
- 48" Miele gas range
- 48" Miele panel-ready refrigerator

KITCHEN (continued)

- Miele built-in coffee system
- Oversized walnut-wrapped island
- Granite countertops
- Spacious walk-in pantry with ample storage
- Double slider to back patio

LIVING ROOM

- Double slider to back patio
- Gas fireplace with stone surround
- Built in entertainment cabinets (wired for A/V) and floating shelves

DINING ROOM

- 16' x 14' space
- Haus of Interiors 3-ring chandelier

PRIMARY SUITE (upper level)

- Private retreat with soaring 14 foot ceilings
- Luxurious en suite bath
 - Dual vanities with lighted toe kick
 - Lighted medicine cabinets
 - Oversized steam shower
 - 67" fluted soaking tub
 - Water closet with option for bidet toilet
- Custom walk-in closet
- Private balcony

UPPER LEVEL

- Three additional bedrooms
 - En suite
 - 12 foot+ ceilings
 - Custom reach-in closets
- Separate HVAC system
 - ecobee thermostat
- Laundry room
 - Custom cabinets and built-ins
 - Electrolux washer and dryer
- Attic access

All information is deemed reliable but not guaranteed. Buyers and buyers' agent to confirm all information.

Renderings and images are for illustrative purposes only

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BASEMENT

- 9 foot ceilings
- Large family/rec room
- Wet bar with refrigerator and dishwasher
- 5th en suite bedroom

GARAGE

- Oversized, detached 2-car garage (600 sq ft)
- EV charger
- 10 foot ceilings
- Pull through garage door with alley access

MECHANICAL, ENERGY & TECH

- Two zone HVAC system
- Two tankless water heaters
- 20 kW PV solar system (owned)
- Whole house pre-wired for Lutron RadioRA3, enabling integrated control of audio, advanced lighting, window coverings, and security system
- CAT-6 infrastructure

OUTSIDE

- Large, covered back patio
 - Access to garage, mud room, kitchen, and living room
- Porte cochère provides covered access to home

EXTERIOR

- The front portion of the original stone cottage was left in place and expanded with a modern addition
- Natural stone (original to home) and custom stained cedar T&G siding
- Cedar T&G soffits



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