



- \$2.695MM
- Built in 2017
- 7,455 square feet including 4,965 above grade and 2,490 basement
- 9,380 square foot lot
- 7 bedrooms
- 9 bathrooms
- 3-car, Attached Garage
- 2 Zone HVAC System
- 2 Tankless Water-Heaters



Details:

- **Kitchen:**
 - Thermador Professional kitchen with 6-burner 36" gas cook top, matching stainless steel island hood, 42" French door refrigerator/freezer, convection double oven, microwave and dishwasher.
 - Natural stain Clear Alder cabinetry, custom made in Colorado, with soft close doors and drawers.
 - Minimalist stainless steel/chrome hardware.
 - Matching Clear Alder wood at face of kitchen island.
 - Two level island countertop of natural stone, with waterfall high bar and large lower work surface.
 - Deep dual-basin stainless steel sink with additional island prep sink and Insta-hot.
 - Warm LED under-cabinet lighting.
 - Large walk-in pantry with built-in shelving.
 - Adjoining breakfast nook.
- **Great Room:**
 - Shaded, south-facing wall of glass featuring two 8' tall La Cantina sliding glass pocket doors

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- **General Finishes:**
 - Main floor 5.5" solid wood white oak flooring with a dark matte finish.
 - Stair 4+ feet wide with thick oak treads, open risers and a black metal railing and closed black metal stringers. Metal locally fabricated. Hardwood at 1st landing.
 - Basement stair 4'6" wide with carpet.
 - Solid core doors painted white.
 - Semco metal clad wood windows with natural stain interior.
 - Wood trim painted white.
 - Warm LED lighting throughout with angled art lights at walls.
 - Alarm pre-wire.
- **Master Suite:**
 - 36" linear gas fireplace with white stone tile modern surround.
 - Villeroy & Boch 72" freestanding tub with dark porcelain tile surround. Chrome floor mounted Delta tub filler. Built-in custom designed wood wall alcove for storage within easy reach of tub.

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- **Great Room (continued):**
 - that disappear into the walls when open and a 5-panel, 15-foot wide La Cantina folding glass wall system.
 - 72" wide modern ceiling fan with carved-wood blades.
 - 42" wide linear gas fireplace, with a custom designed and fabricated black metal surround. Pre-wired for TV if desired.
- **Formal Living Room:**
 - Large 8' tall La Cantina sliding door, opening to the front patio/yard.
 - Front patio shaded by the large tree in spring/summer.
- **Secondary Bedrooms:**
 - All bedrooms have en-suite bathrooms.
 - Countertops quarried stone of consistent level as master - selection TBD.
- **3rd Floor with Rooftop Deck:**
 - Wet-bar rough-in.
 - 360 degree views with long linear windows and 3 panel glass door system to rooftop deck.
 - Dark gray Trex decking with continuous roofing beneath, designed for proper drainage.
 - Custom designed and fabricated black metal handrail enclosing rooftop deck.
 - Roof structurally sound for additional deck expansion.
- **Main Floor Office/Library:**
 - Features 3/4 en-suite bathroom.
 - Can serve as study or main floor guest room.
- **Basement Family Room:**
 - Matching Clear Alder wood at face of basement bar.
- **Mudroom:**
 - Mudroom opens directly to kitchen lower island counter for easy unloading.
 - Bench with under storage for shoes and boots and wall-mounted upper cabinets.
- **Wine Room:**
 - Walls insulated with solid ridged foam, vapor barrier and foil-taped seams. Ceiling is spray-foamed full depth and the concrete slab is insulated.
 - Glass paneled door.
 - Prewired for chilling unit in adjacent closet.
- **Gym:**
 - Durable carpet.
 - Ceiling fan pre-wire.
- **Movie Screening Room:**
 - Insulated for sound attenuation.
 - Pre-wired for surround sound.
- **Master Suite (continued):**
 - Hansgrohe vanity and shower fixtures
 - Long natural Italian stone countertop with waterfall edge to floor (Striato Olimpico).
 - Dual vanities with seated make-up station. 3 individual mirrors with 4 Sonneman linear vertical wall sconces between mirrors.
 - Large steam shower with two Hansgrohe shower fixtures. Insulated walls and fully tiled walls and ceiling. Higher intensity LED lighting with dimmer. Digital control for steam-shower functions. Modern glass shower door and transom. Sloped ceiling for drip control.
 - Radiant floor heat throughout master bathroom.
 - Dual walk-in closets with painted white barn doors and chrome hardware.
- **Systems:**
 - 2 Heil furnaces (basement controls basement & main levels - 2nd floor controls 2nd & 3rd levels)
 - 2 AC units (same level split as heating system).
 - 2 Navien on-demand, tankless water heaters.
 - 2 sump pits.
- **Ceiling Heights:**
 - Main floor = 10 feet
 - Basement & 2nd Floor = 9 feet
 - 3rd Floor = 8 feet
- **Exterior Materials:**
 - Gray washed and teak stained cedar (UV resistant) with gray and black metal panels (site fabricated) and manufactured limestone.
 - Continuous sealed TPO membrane roof. Sloped roof with parapet wall drains toward alley.
 - Rain screen system on exterior walls.
- **Insulation:** (photos available pre-drywall)
 - Blown in ceilings and exterior walls.
 - Concrete basement walls are spray foamed with an additional wood-framed wall in front insulated with batt insulation.
 - Batt insulation in interior walls for sound attenuation where necessary.
- **Foundation:**
 - Slab foundation insulated with a 6-mil vapor barrier over 2" rigid XPS insulation, continuous under slab with taped seams.
 - 4" of gravel below XPS insulation.
- **To be finalized/selected:**
 - Front door and front door hardware.
 - Wall paint color.
 - Carpet color.
 - Landscaping allowance.
 - Master closet finish allowance.

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