

Custom Features

3649 Paonia Street

Overview

- Rare opportunity to live in a modern luxury home with expansive sun-splashed interiors
- Located in sought-after Kalmia Estates neighborhood in North Boulder
- Enjoy a contemporary 3 bedrooms & 3 bathrooms home
- Built in 2014, 4,372 square foot lot, 2,922 finished square foot, fenced yard, oversized 3-car garage with EV charging
- Open-floor plan, sky-high ceilings and abundant windows invites tons of natural light throughout
- Experience elegance and ease, with outstanding indoor and outdoor lifestyle only minutes away from parks, recreation facilities, & biking/hiking trails
- Enjoy the benefits of living in a Solar powered, energy star certified home

Main Level

- Open-floor plan allows for easy flow from living room, dining room & gourmet kitchen
- Relax and unwind in front of a handsome stone fireplace in the spacious living room
- Welcome lively dinner parties in the lovely dining area or enjoy al-fresco entertaining alongside a beautiful water fountain and lovely landscaped, fenced backyard with covered patio
- Chefs will love the bright eat-in kitchen with custom Alder cabinetry, granite countertops, a shelved pantry, stainless steel appliances and warming drawer
- The kitchen also includes a wide bar counter and breakfast area that provides ample space for informal dining
- Guest quarters or office with large windows, custom-wooden blinds, walk-in closet & full bath

Upper Level

- Enjoy the luxury of the primary owner's suite with built-in shelves and a spacious deck made to accommodate a hot tub or morning coffee with views of the Flatirons
- Owner's suite also offers an expansive shelved walk-in-closet and dramatic two-sided gas fireplace shared with en-suite bathroom which includes a large benched shower and a soothing soaking tub

COMPASS

Upper Level (Continued)

- Two spacious secondary bedrooms share a third, well-appointed full bathroom with double vanity
- An upstairs spacious laundry room with pedestal washer & dryer, storage and a sink completes this floor

Lower Level

- Unfinished 1,545 sf basement adds expansion potential for a possible recreation room, or an additional bedroom and full bathroom with wide and deep window wells to allow for natural light

Exterior

- Professionally landscaped mature fenced yard with an irrigation system throughout
- J&S landscape designed & installed pond-less backyard water fountain attached to irrigation system for low maintenance
- Covered patio with gas hookup

Upgrades At The Purchase & Additional Features

- High-efficiency furnace
- Hunter Douglas motorized and manual Duette Honeycomb Shades and Newstyle Shutters throughout home (2016)
- Kitchen includes vented GE Monogram six-burner range with double ovens
- Eucalyptus flooring is ideal for families with active lifestyles, pets and or children. The patterns & marbling formed by the compression process create beautiful & distinct patterns
- Radon system vent fan replaced with Fantech RN-2 Fan (2020)
- Sunpower 2.9 KWdc photovoltaic system (2019)
- Custom landscaping (Chanticleer flowering pear, Floribunda roses, Bluechip junipers, groundcover and perennial flowers) (2017)
- Whole house humidifier with Honeywell Commercial-Grade Steam Canister Humidifier (2016-2017)
- Directly adjacent to HOA maintained landscaped park
- Whole house fan in addition to AC
- GE Monogram, jenn-air high-end kitchen appliances, whirlpool duet front-loading washer & dryer with pedestals