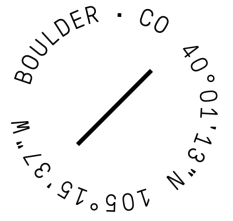


# 819 6th Street | Boulder



4 Bedrooms | 5 Bathrooms | 4,884 Sq Ft. | .5 Acre Lot

Introducing The Labrot House, a city of Boulder historic landmark home in Upper Chautauqua. The stunning modern masterpiece boasts jaw-dropping views of the majestic Flatirons from its sprawling landscaped 1/2 acre lot. The award-winning midcentury home, designed by famed architect Hobart D. Wagener, has been flawlessly restored and meticulously remodeled by the Boulder-based architect Cheri Belz.

The 4,884 Square Foot home features a Mid-century Modern aesthetic that embraces Frank Lloyd Wright's Usonian style with cantilevered overhangs, native materials and clerestory windows that perfectly frame the breathtaking mountain views. With exposed post and beam construction and iconic upward-sloping butterfly roofs, the home is a true expression of the period. The gallery-like spaces are perfect for lavish gatherings and seamlessly open to distinct patios for indoor-outdoor living. The ultra-private owner's suite is a tour de force featuring vaulted ceilings, exposed brick, a spa bathroom and walls of glass opening to a private terrace.

Energy-efficient green features such as radiant heat throughout, solar panels, and multi-zone air conditioning complete this luxurious home. Conveniently located close to sought-after Chautauqua attractions, Downtown and top rated schools, this is a truly unique opportunity to own a home that not only showcases world-class design but also offers the most awe-inspiring Flatiron views.



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# 819 6th Street

## Features List

### SETTING

- Unbeatable Boulder location with majestic Flatiron views
- 1 block to Chautauqua park, restaurant, amphitheater, and trails
- Short walk to top ranking Flatirons Elementary School
- 6 minute drive to CU Campus
- 1 mile to Downtown Boulder
- Nestled on 1/2 acre private lot

### OUTDOOR LIVING

- Mature landscaping
- 1 exterior decks, 2 covered patios
- 1/2 basketball court
- Fully fenced backyard
- Heat & Glo indoor/outdoor fireplaces - living room and dining room
- Wired for sound system
- Landscape lighting
- Plenty of guest parking including additional one car covered carport

### CARPORT ENTRY

- Restored 1950's bullet lights
- Security System Keypad
- Motion detector

### ENTRY/FOYER

- Refinished vertical grain Douglas Fir wood floors with low voc water based finish
- Raised display sculpture shelf

### DINING ROOM

- Refinished vertical grain Douglas Fir wood floors with low voc water based finish
- Custom light by Karkula Designs in New York City
- Monopoint lights on fireplace and north wall
- Heat & Glo indoor/outdoor Twilight II B fireplace with pewter face
- Opens to covered deck for
- Al Fresco dining and indoor/outdoor entertaining

### KITCHEN

- Custom red beech wood cabinets
- Stainless Steel cabinets with new resin panels
- Caesarstone "blizzard" countertops
- New 3 cm Opal Marquette polished Quartz island countertop with prep sink and garbage disposal
- Monopoint ceiling lights
- Pantry complete with shelving
- EcoCork "Fuego" flooring
- Farmhouse stainless steel sink
- Blanco 157-170 stainless steel faucet (Quadris)
- All stainless steel appliances including Bosch dishwasher
- Monogram 6 cooktop burner and double-oven
- KitchenAid refrigerator

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# 819 6th Street

## Features List

### LIVING ROOM

- Refinished vertical grain Douglas Fir wood floors with low voc water based finish
- 12' nanawall full opening door to patio
- Heat & Glo indoor/outdoor Twilight II B fireplace with pewter face surrounded by clean drywall capped with antique leather black granite
- Monopoint ceiling lights
- 1 "wing" sconce on west wall
- 3 Italian blown glass pendant lights over kitchen counter
- Custom metal stairway rail by Brian Martella (Atomic Forge) down to basement

### GALLERY/HALLWAY/STAIRS

- Custom metal rail and stairway by Brian Martella (Atomic Forge)
- Restored 1950's bullet lights
- Monopoint ceiling lights
- Refinished vertical grain Douglas Fir wood floors with low voc water based finish
- Lights: Platte 4361 and 4363

### BASEMENT

- Vertical grain Douglas Fir down to basement
- New wool carpet
- Canned recessed lighting
- Wired for surround sound
- Basement bath includes shower with bench
- Black slate flooring/pebble black floor in shower and terra traffic "parchment" tile in shower, with pedestal sink

### BEDROOM #1

- Exposed red Norman brick
- 2 wall sconces (Sonneman Staffa 4431)
- New wool carpet

### BEDROOM #2

- 2 wall sconces (Sonneman Staffa 4431)
- New wool carpet
- Walk-in closet with custom shelving
- Amazing natural light and flatiron views

### JACK AND JILL BATH

- Custom 5' red beech "floating" vanity with 2 sinks made by Fakelmann Woodworking
- Antique leather black granite countertop
- Hansa faucets
- Stela Toto toilet
- Drake European style glass shower door
- Chrome towel bar

### BEDROOM #3

- Ensuite full bath
- Painted exposed brick wall
- Walls of windows
- 2 wall sconces (Sonneman Staffa 4431)
- New wool carpet

### POWDER ROOM

- Xylem mahogany furniture cabinet with (36" Cherry Cola V-KA 36 BN KA)
- Black granite countertop and black granite sink
- Xylem Cube tall faucet (XYL-YOVTL10CP)
- Sculptural vanity light—Minitallux Zucca Wall Lamp
- Black toilet (Kohler K3384 San Raphael)

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## Features List

### MASTER BEDROOM

- Hallway: Glass over doorway and wall sconce
- Custom black concrete fireplace hearth (32" x 9') by Fiddlehead Designs
- Restored 1950's bullet sconce—original to the house
- Wired for sound system
- New wool carpet
- Custom built closet with built-in shelving—high and low chrome bars
- Opens to private patio
- Walls of glass and natural light
- Exposed, red Norman brick

### MASTER BATH

- 9' vanity with 2 sinks and "makeup" vanity
- Custom Tropical Olive wood cabinets made by Fakelmann Woodworking
- Antique leather black granite counter tops
- Toto "Lloyd" toilet
- Eurostyle glass steam shower,
- Lights: Tech Lighting, Pinnacle 700
- Tile: 1 x 1 glass blox "dew drop", 2 x 4 glass blox "dew drop"

### LOWER LEVEL OFFICE

- Refinished vertical grain Douglas Fir wood floors with low voc water based finish
- Walls of custom built-in Douglas Fir wood shelves, cabinets, floating shelves, and desks
- Wired for surround sound
- Large HVAC/storage room
- Powder room

### GARAGE

- Door is clear anodized aluminum with insulated tempered glass panels
- Custom cabinets
- Additional storage room
- Radiant Heat

### HVAC/WATER

- Air conditioning: York 3 ton 13 Seer condenser and fan coil, York 3.5 ton 13 seer condenser and fan coil, Honeywell pro 8000 thermostats
- Heating: Radiant hot water in-floor heating, Munchkin 120,000 boiler with 80 gallon sidearm
- Solar: 2.88 kW grid-tied solar photo voltaic
- Array, 16 Kyocera 180 watt solar pv modules. Fronius inverter
- Radon mitigation system by C.O.
- Wired for sound and security system

### AWARDS

- Boulder Historic Landmark Recognition
- Homebuilders' Association Colorado Awards for Remodeling Excellence
  - 1st Place: Architectural design
  - 2nd Place: Whole House Luxury
- City of Boulder Historic Preservation Award for the Sensitive Rehabilitation and Addition to the House

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