

CUSTOM FEATURES OF 224 ARAPAHOE AVENUE, BOULDER

Overview

- Custom designed artisan lock and leave mountain-style bungalow free standing condominium, with high end finishes in coveted, intimate 13 unit Park Gables community
- Located at the base of Flagstaff Mountain, across the street from Eben Fine Park and Boulder Creek, steps away from hiking trails, bike paths, and easy walking distance to downtown Boulder
- Views of the Red Rocks and Flagstaff Mountain throughout
- Double-paned windows, light enters from all sides
- Two balconies, front porch and back patio with gas line. Water spigots on both balconies, front and rear of house and inside garage
- Professionally landscaped and maintained by HOA
- Radiant heat with 4 temperature zones, central air conditioning with 2 temperature zones
- Custom surround sound system in living room, powder room, master bedroom, master bathroom with individual controls for each room
- Alder doors with elegant crystal doorknobs
- Custom lighting, all on rheostats
- Custom Hunter Douglas dual-control window shades
- Safe Systems security system
- Attached garage with large “safe rack” overhead storage system, built-in closet with coat and shoe storage, Artcrete Ultra garage floor coating system with seams sealed for easy cleaning
- HOA covers all landscaping, snow removal, exterior maintenance (e.g., roof, paint and insurance)
- Large mechanical room in basement with extensive storage space, boiler, and furnace
- Extensive additional storage in crawl space next to mechanical room
- 1733 square feet, 2 bedrooms, 2.5 bathrooms, 2 car garage
- Built in 2014 by highly respected Deneuve Construction, with over \$175,000 in buyer’s upgrades from original design plan and above listed sale price

Main Level

- Open floor plan for easy entertaining and living. Kitchen is between dining room and living room promoting conversation while cooking
- Beautiful 125 year old reclaimed pine wood floors throughout main floor, staircase to second level and second level landing
- dining room leads to tiled patio with an elegant, meticulously maintained garden with hummingbirds that invite one outside
- State of the art 48” Spark fireplace, with 48” Samsung flat screen TV recessed behind painting above fireplace in living room
- Washer/dryer hook-up in mud room and custom utility closet

- Powder room has Native Trails hand-hammered copper sink with matching mirror

Kitchen

- Fully equipped gourmet kitchen with black leathered granite countertops and Brittany & Coggs tile backsplashes
- All high end appliances, including Gaggenau infinity induction cooktop and ARC Zephyr range hood above, Wolf wall oven and Wolf microwave drawer, Thermidor dual door refrigerator with freezer drawer below and I.e.d. lighting, Thermidor dual temperature zone wine cooler, Bosch dishwasher
- 3 hole stainless steel Franke culinary workstation sink with shelf grid, compost bin and garbage disposal, purified hot and cold water dispenser and soap dispenser
- Knotty alder cabinets with soft-close drawers, extensive storage space including a double bank of storage cabinets facing dining room
- two seat breakfast bar

Upstairs

- Landing at top of the stairs with built-in book shelves on either side and french doors leading to south facing balcony
- Both bedrooms have skylights, sumptuous wool carpet, Samsung wall mounted TVs and custom built-in closets
- Master bathroom includes double sinks, Caesarstone quartz countertops, including separate make-up vanity, Artistic noir stone floor, Shropshire Victoria/Albert clawed foot white porcelain bathtub, shower with Pratt Larson custom tiles and marble tiled floor, with floor to ceiling treated glass enclosure
- private balcony off master suite
- Guest bathroom includes 6' soaking tub, Brittany Coggs hand crafted tiles, romanesque relief sink, and treated glass hinged, free swinging shower door
- fabulous views of red rocks and Flagstaff mountain from both bedroom suites
- Open the bedroom windows and sleep to the sound of Boulder Creek