

## **Features of 1035 Fifth Street, Boulder, CO**

- University Hill / Flagstaff Neighborhood
- Nearly one-acre lot acre lot backing up to open space.
- One of the best home sites in Boulder with spectacular views north (Dakota Ridge), East (city lights, Longmont, lights of Denver), South (Flatirons) and West (Flagstaff).
- 3-story glass house, 5,026 square feet, 11-foot ceilings.
- Underground 2-car garage, 600 square feet.
- Architect is Thomas Phifer & Partners, New York, NY ... Tom is considered to be one of the world's leading emerging architects. Prior to starting his own practice in 1997, he was Richard Meier's lead partner (Meier is one of the world's greatest modern architects in history). Tom has won numerous national AIA Awards.
- Landscaping is all native (lot was restored to "its original state") with Colorado sandstone steps and pavers, and native trees, bushes, grasses and wildflowers.
- Materials include highest grade (low-iron) curtain wall glass windows, steel, aluminum, and concrete.
- House is totally customized (nothing off-the-shelf).
- Geo-thermal heating/cooling, radiant heat floors, passive solar.
- Top floor has A/C installed, middle floor is A/C ready.
- Windows have operable dividers for cross-ventilation.
- Roof has rubber skin, will have green plant material by 2013.
- House was originally spec-ed as 4 BR, 3.5 BA, but is now 2 BR, 3.5 BA (one 2 BR space was turned into a home office).
- Most furnishings are built-in, including: office (desk, cabinetry and drawers, in-wall 32" Sony flat-panel plasma HDTV), guest bedroom (full-length floor-to-ceiling cabinets), guest bathroom (cabinets), media room (bookcases, in-wall 50" Pioneer plasma HDTV), master closet (all shelving, drawers, et. al.), master bathroom (cabinets), master bedroom (cabinetry, headboard, bed), and top floor (kitchen cabinets).
- All kitchen and BA countertops and showers are white Corian.
- All kitchen and BA fixtures are Dornbracht, with Duravit and Hastings toilets.
- All rooms have recessed in-ceiling strip lighting.
- Office, guest bedroom and master bedroom have translucent etched-glass walls with sliding doors to hallway and pocket privacy doors between back rooms.
- Master BA has large "rain-shower" shower head.
- Kitchen has Sub-Zero refrigerator, four freezer units, and 48-bottle wine refrigerator; Gaggenau oven, 2-burner plus 1-wok cooktop, grill, and teppanyaki, with pop-up blower; Akso dishwasher.
- Refrigerated wine cellar with 1,000-bottle capacity.
- Ground floor art gallery, with 35-foot+ open space to top floor.

- Also washer/dryer in hidden (pocket door) utility room, with “dog shower”.
- Sonos wireless six-zone audio system with stealth (invisible) in-wall and in-ceiling speakers throughout house.
- Media room includes home theater system, Pioneer 50-inch plasma HDTV.
- Large 12' X 15' operable (opens fully) skylight on top floor.
- Double-sided open gas fireplace on top floor.
- Top floor is open-floor plan and includes kitchen, dining room, breakfast “nook”, and living room.
- Security system.
- Garage has rusted raw steel heavy-duty clamshell automatic door.
- Driveway is heated (snowmelt).
- Irrigation system around site.
- Outdoor landscape lighting in front and back.