

# Features of 9620 Avocet Lane

This home offers incredible privacy: it cannot be seen from street or pool by neighbors. Mountain Views and abutting City of Boulder and expansive Acres Open Space. No direct western sun to Courtyard. Afternoon enjoyment from high heat!

**Architect:** Sopher-Sparn Design

**Land Size:** 2.31 acres

**TDC's:** All the TDC's needed for 8000 sq. ft. of use have been purchased. Barn can be used for recreational, cars, shop, etc. It is NOT restricted to just agricultural use.

**HERS:** True Net Zero Home (-1) rating. Excellent.

**Water:** Left Hand Water District

**Sewer:** Septic (surface mount – not a raised system – blends with land)

**Pool/Spa:** Gunite, Heated Spa, Laps lanes. Pool size is not certain. I think its 18X45 with brand new auto cover and WiFi App to phone controls for lights and heater (Screen Logic): NOTE... Pool heat is not permitted and I need to permit this or buy offsets to be legal. This still needs completed (I will complete this).

- a. Water Feature
- b. Lights
- c. Spa Jets
- d. Spa Heaters
- e. Low maintenance design for low cost service
- f. Pumps and equipment in Barn.

**Tennis Court:** Lenner Sports Post Tension slab. Highest quality grade construction

Barn: Reclaimed 200 years old Barn Wood Inside

- a. Pro Wood Shop (equipment not included) but wired
- b. Pro Gym (equipment not included)
- c. WiFi
- d. Bathroom for Pool in Barn

Solar Panel Array: See HERS. \$85,000 and owed (not leased)

Concrete Driveway with 6" concrete (C-Dot Grade for heavy traffic) and 24" grid rebar). Far better than asphalt

**Landscape:**

Landscape: Heavily Tree Planted. Extensive landscape investment.  
Landscape Lights: Commercial grade and line voltage.  
Brick Pavers: Upgrade hardscape, patios and sidewalks  
Garden: Stone wall and gated garden  
Commercial Grade Irrigation System  
Low Maintenance Design: Only \$105/week yard maintenance agreement

**Interior:**

Extensive Solar shade (many with electric motors), Custom Window Treatments Included.  
TV's and AV remain  
Reclaimed Built-In Cabinets  
Closet and Storage Systems throughout in ALL closets and Garage Cabinets  
Nest Thermostats  
Built in Humidification System  
Extensive Hand Hewn Beams and Heirloom Grade White Antique Finish  
Hardwood Flooring: 200 Year Old Barnwood Reclaimed Oak (3", 5" and 7" random widths)  
In Floor Radiant Heat with backup HVAC Plus Unico A/V (Up-Graded system)  
Heirloom Grade Custom Cabinets Through-out with Dovetail and soft close  
Upgraded Granite and Quartz Counters  
Wolf and Sub Zero Appliances  
All Hubbardton Forge and Restoration Hardware Lighting  
Extensive Real Stone (interior and exterior)  
Bose Sound Systems Built In  
Custom Steel Staircase and Steel Accents Throughout and LED Lighting in Stairs  
Custom Miele Coffee System  
Sub Zero Ice Machine  
Upgraded Custom Closet Systems/Pantry Throughout  
WiFi Repeaters Throughout  
LED Lighted Cans  
Mechanicals: Highly Upgraded and Must See - Award Level Installation  
Barn Doors Washer/Dryer Hook-ups Per Floor with Drains  
Rocky Mtn Hardware

**Security:**

High Quality Outdoor Luma Cameras and Online Access (Entry, Barn, Pool, Driveway)  
ADP Security System on all Windows and Doors  
Solar Monitoring and Tax Credits:  
Monitored Solar Output on WiFi and Phone App

**Utility:**

Substantially reduced Utility Bills and Net Zero Benefits.  
High R Values  
Low Operating Expenses

**Insurance Discounts:**

Fire Sprinklers  
Monitored Smoke and ADP Carbon Monoxide

**Exterior:**

Extensive Custom Steel Braces, Awnings, Courtyard Canopy, Napa Valley Table, C-Channel Steel Headers at all Stone Window Areas  
Real Texas Limestone (no fake stone)  
Concrete roof tiles  
Extensive Wood Corbels and roof detailing  
Modern Farm House  
Timber Frame Portico Share. Timber Frame porte cochere. High-End Upgrade  
Paver-stone Patios and Sidewalks  
Commercial Grade Landscape Lights  
Panel Door Systems for full open wall systems  
Upgrade Series "E" Andersen Windows with Push-Out Casements and Upgraded Attached Screens  
Outdoor Kitchen: Highly upgraded Stainless Steel Outdoor Kitchen, Pizza Oven  
Fridge and Commercial Grade Appliances  
Outdoor Recreation: WiFi Music and TV outdoors  
Commercial Grade Steel Fire Pit. Super High Output  
Reclaimed Commercial Garage Doors  
Electronic Dog Fence wire installed with controller in Barn

**General:**

Favorable HOA. Very Quiet  
Property Taxes are LOW  
Excellent Street Appeal and Tree Lined with mature trees.  
Sought After Boulder Valley Farm. Very Rare and Farm Surrounding property is  
City of Boulder Open Space  
Outstanding Pond and Trail Access and Easement per HOA. Great for walking, fishing, and nature.  
Excellent Fire District and Insurance Rates