

2135 Knollwood Dr.

Development

Located in the coveted Knollwood neighborhood
Large 19,645 sf lot on a quiet culvasac dropping to frontage on Farmer's Ditch
South facing rear yard with views of the mouth of Boulder Canyon with Boulder's famous Flatirons on Green Mountain above
Walk to Pearl Street Mall, hiking & tennis
New construction in 2017
Maximized use of existing trees and site contours, while incorporating new site walls, stairs, and lush landscaping

Residence

Designed by Boulder architect Annette Martin
South orientation takes advantage of natural sunlight and views
Open concept main level visually connects the upper level and the lower level
Extensive use of exterior living spaces extends the footprint of the home from the main living areas
Exterior materials are all fire resistant including Kansas Limestone, stucco, steel and porcelain tile decking
Interior of home protected by complete fire suppression system

Interior Finish Specifications

Wood flooring: european cut oak 6" floors
Stair: steel framing and oak slabs
Cabinetry, trim and master closet: custom designed by the architect, build by local tradesmen
Countertops:, shower benches, and thresholds
 Kitchen and master bathroom: Calacutta Borghini Italian marble and Pental quartz
 Dining room bar top: Pental quartz
 Powder: Honed Colorado Yule marble
 Secondary bathrooms: Carrera marble
 Exterior grill: White Ice Granite
Kitchen appliances: Gaggenau
Custom lighting designers:
 Italian: Fontana Arte, Massimo Castagna, Artemide, Leucos
 French: Atelier Petitot
Custom tile from Ann Sacks
Custom steel handrails interior and exterior by local metal fabricators
Hansgrohe bathroom fixtures and Toto lavs
Premium German bathroom accessories from Keuco
High energy efficiency design

Mechanical & IT

Heat: infloor radiant heat with 8 zones for maximum control
AC: high velocity Unico system main level, high efficiency minisplit upper level
Reverse Osmosis water system for all interior water supply
Solar: grid tied 10.08kW Solar PV Array
Control 4 home automation
 Remote thermostats w/ in room sensors, cell phone app controlled
 Audio
Honeywell security system
Hydrowise app controlled high efficiency landscape sprinkler system