

Contemporary modern home with a beach house feel, offering an abundance of windows with exceptional views of the Flatirons, Flagstaff, and Mt. Sanitas. Complete inside/out remodel 2014-2015

Location

Upper Chautauqua area - Rose Hill
Walk to Pearl street and Boulder Creek
1000 feet to Chautauqua and Flagstaff mountain trails

Exterior

Covered outdoor wood deck and elegantly constructed rock garden with tiered levels – all with exceptional unheralded views serves as extended living space
Asian hardwood deck (Batu – “rock”) with subdeck drain system for waterproof carport
Red flagstone multi-tiered mature back garden with sitting areas and unobstructed views of the mountains
New roof and gutter system,
Unique metal fascia and deck trim
Metal-wire railing surrounds carport deck, with 3” low relief cable system, with gate for infant safety and animal security.
Fenced back yard - pet friendly
Addition of cellar and mechanical room to base footprint of house footage

Interior

Neolith Spanish tile floors throughout master/master bath with subfloor heating
Acoustic sound proof windows in master
Neolith Spanish tile in living room and kitchen
Italian designed heated towel warmers in bathrooms
Wood floors in 2 upper bedrooms
Marble floors and walls in upper 1 ¾ bathroom with double sink
Environmentally friendly clay ‘stucco’ walls throughout
Historically preserved window restoration to retain original unique window design upgraded double thermal pane and soundproof master bedroom
Master with gas fireplace and built-in wardrobe, master bath attached
Living room with gas fireplace
Kitchen has Wolf 4 burner stove and electric oven, Subzero refrigerator

Electric / Plumbing

Built-in home entertainment / sound system in master and living room
All new electrical – upgraded to 200 amp buried line
New plumbing throughout

Heating & Cooling

4 ways to heat the house: central forced air, gas fireplace in living room, gas fireplace in master bedroom (can convert to family room), master sub floor heating on 3 separate zones; master, full bath and wardrobe
Central AC