

Features of 2205 Topaz Drive

Lot:

Large .75 acres with Silver Lake ditch rights

Silver Lake Ditch runs through west and east corners of the property

Surrounded by majestic evergreens, deciduous trees, and an Amour Maple hedge

Fully fenced lot w/gated entry

Invisible dog fence

House face south and north, level lot

Guest house

In un-incorporated Boulder County.

On high point of underground aquifer - did not experience flooding in 1000 year flood

Exterior:

Cedar siding and stone

Concrete roof

Copper gutters

Balcony, covered front porch, patio

Guest house

Oversized, heated 3 car detached garage with covered breezeway access

Attic above garage

Irrigation system, potable well cistern, irrigation cistern

Storage shed

Interior:

Remodeled in 2021

European white quarter sawn parquet floors on the main level

European white oak floors on the stairs and second floor rooms

Limestone entry hallway

Coffered ceilings in the great room and dining room

Cathedral and vaulted ceilings

Custom cabinetry throughout

Four bedrooms upstairs, including a luxurious master suite

Two more bedrooms, one with separate entrance from the street, on main level plus Guest House in the garden.

Open floor plan

Separate dining room

Billiard Room, Rec Room, Two Offices

Spacious Mud Room with floor to ceiling lockers and custom shoe bench

Separate Laundry Room with Electrolux clothes washer and dryer, folding counter, utility sink, overhead cabinets and storage shelves

Gourmet kitchen:

Newly updated

36" Decor refrigerator with interior water dispenser and clear ice, ice maker

48" Decor 6 burner with griddle, dual fuel ovens with steam

Decor dishwasher

Large eat in nook

Two sinks

Maple cabinets

Quartzite countertops and custom tile backsplash

Large Island

Large pantry with custom shelving and 2nd refrigerator

Opens to Great Room

Great Room:

Open to kitchen

Large windows and doors with additional transoms to provide abundant light

Full light French doors to dining patio

Large gas fireplace

Whole house speakers and surround sound

Speakers to patio

Dining Room:

Pass thru from kitchen with wine cellar and service sink

Large windows to provide abundant light

Butler's pantry and wine room between kitchen and dining room

Living Room:

Gas fireplace with antique authentic limestone surround

Billiard Room:

French pocket doors

Wet bar with granite countertops

Master Suite:

Private on west side of upper level

High ceilings with recessed lighting

Large windows and additional transom window

Full light French doors open to south facing balcony

Huge walk in closet with built in shelving, dressers

Spacious master bath with soaking tub and steam shower

Radiant in-floor heat

Anne Saks tile and tumbled marble floors and walls

Double sinks with marble countertop

Custom marble mosaic inlay

Upper Bedrooms:

Vaulted ceilings, window seat

Jack and Jill bath with custom cabinets, custom tile, & enclosed glass tub

Large closets

Main floor Guest Room:

Separate entrance

Ensuite full bath

Guest House:

Full light French door entry
Large windows on three sides
Vaulted ceiling
 $\frac{3}{4}$ bath with custom tile
Electric baseboard heat

Mechanical:

Central A/C, ceiling fans
Gas forced air heat with whole house humidifier
Whole house water filtration system
Built in radon mitigation system
8 sump pumps