

## Features List

### 2656 4<sup>th</sup> St., Boulder, CO 80304

- Amp Rating for Electrical Service: 200
- Appliances at Kitchen in Main House
  - Refrigerator: Sub-Zero 30" Designer Column, Panel Ready
  - Freezer: Sub-Zero 18" Designer Column, Panel Ready
  - Dishwasher: Cove
  - Range Hood: BEST PK 22 Series Ventilation
  - Range/Oven: Wolf 36" 4-burner Gas Range & Infrared Griddle
  - Microwave: Wolf 24' Transitional Drawer
  - Beverage Center: Sub-Zero 24" Undercounter with High Altitude Glass
- Appliances at Kitchen in ADU (Accessory Dwelling Unit)
  - Refrigerator: Bill Chill, 28" Retro Studio Fridge in Premium Orange
  - Dishwasher: Samsung StormWash
  - Range/Oven: Samsung Induction Range with Smart Dial & Air Fry, wi-fi & voice enabled
  - Range Hood: Zephyr Anzio
- Washer/Dryer Hook-Up Locations: Upper Level laundry room & Lower Level Gear Room
- Cabinets in Kitchen: By **e|k|d** exquisite kitchen design, see Plans.
- Car Charging: 2 EV car charging outlets in garage
- Ceiling Fan Pre-wire: Primary bedroom
- Ceilings: Hemlock wood clear finish at main floor kitchen, entry, office & bath, primary bed & bath suite
- Closet Finish for Bedrooms & Mudroom: Allowance to be provided
- Counters: Kitchen Perimeter, Backsplash Range Area Shelf: Neolith Retrostone Silk; Kitchen Island & Riverwash: Neolith Nero Zimbabwe Riverwash
- Deck Flooring: Boulevard Structural Thermally Modified North American Hardwood Decking Tiles
- Doors:
  - Front Entry: Mahogany Solace Pivot Door
  - Sliding to Deck: NanaWall 14'X9', 2-panel sliding door system
  - Patio Swinging: Sierra Pacific
  - Interior Main & Upper Floor: Dorsis Doors from CZ with magnetic latches 9' Flush, Lower: Solid-core flat slab Baldwin doors & hardware
  - Walk-in showers: Frameless Euro style glass
- Drywall Texture: Smooth level-5 finish throughout including garage
- Dumbwaiter: Waupaca 200 lb capacity
- Exterior Finishes: Indonesian Teak Wood Tiles, sustainable salvaged FSC certified 100% & recycled; Norstone Platinum Lavastone Planc (formed from molten lava); Custom Metal Panels from Drexel Metals in Premium "Weather Zinc" color & Metal Sales in "Matte Black" color
- Exterior Thermal Break: Zip panel system
- Fencing: Cedar & Metal
- Fireplace: Flare, DC70H
- Flooring:
  - Main Level & Upper: 7" Wide White Oak, Stang-Lund Collection, hard wax oiled & brushed; engineered
  - Stair Treads: 4" thick butcher block white oak
  - Baths: See Tile Guide
- Foundation: Original Spread footing
- Framing: 2" x 6" exterior construction
- Garage Door: Northwest 16x17 modern & classic aluminum & glass with opener & 2 remotes
- Hardware: Bath Accessories & Doors to include Cal Faucets, Hans Grohe & Crosswater as installed; Door Hardware: Baldwin
- HERS Rating: 15
- Hose Bibs: 2 locations, north & south
- HVAC: Heating, A/C, HRV
  - Individual climate-controlled Mitsubishi M-Series 12,000 BTU/H EZ FIT™ RECESSED CASSETTE INDOOR UNIT FOR MXZ-C MULTI-ZONE HEAT-PUMP SYSTEMS located in upper level bedrooms, primary bath, main floor office, kitchen, main floor living, ADU bedroom & kitchen/living area.
  - ERV (Energy Recovery Ventilator): To bring in fresh air & remove stale air; 2 systems located in Main home & ADU
  - Radiant Heating: Radiant hot water in-floor heat with 11 zones in Main Home
- Boiler & Water Heater: Triangle Trimax Tube Boiler 155,000 BTU, 11-zone with 128-gallon SuperStor indirect water heater

- Irrigation: Included
- Landscaping: Included back & front
- Lighting & Controls Automated Lighting Controls: Main & Upper levels: Legrand controls; Lutron in basement; Lighting brands include Leucos, Vibia, Kuzco, Artemide & Nora.
- LiveRoof: By Intermountain Roofscapes with irrigation
- Mirrors & Medicine Cabinets: Robern as installed
- Patios: Concrete exposed aggregate
- Perimeter Drains: Interior & Exterior
- Planters/Railings: Custom fiberglass planter-railings by Turnosol
- Plumbing Fixtures: Include Toto, Crosswater, Cal Faucets & Hansgrohe as installed; Primary Tub: Aquatica True Ofuro Mini Freestanding Stone Japanese Soaking Bathtub
- Radon Mitigation System Included
- Roofing: Main: Class A TPO; Garage: Composite, Live Roof as installed by Intermountain Roofscapes
- Solar 6.84 kW solar photovoltaic system by Namaste, see Portfolio
- Stair Railings & Glass: Gunblued steel with round stainless infill with tubular steel cap. Tempered glass.
- Sump Pumps: Two locations, one at lower patio & backup sump pump in mechanical room with marine-grade battery backup.
- Tile: See Tile Guide
- Toilet at Primary: Toto Wall-Hung with Washlet & dual flush in-wall tank system; Electronic bidet seat & toilet combo; Tornado Flush® for powerful bowl cleaning and waste evacuation using water that is 100% projected from the rim creating 360° cleaning power.
- Cefiontect® (Ceramic glaze to keep bowl cleaner longer); Premist® of bowl before each use; Front & Rear warm water washing w/adjustable temp & pressure; Heated seat w/temp controls; Automatic air deodorizer; Warm air dryer; 2-User Memory; Auto Flush
- Trim Package: Concealed (hidden) door & baseboards trim by Dorsis
- Thermostats: Nest thermostat on Main level; Honeywell T4 elsewhere
- Wall Paper:
  - Lower Level Powder: Gucci Tiger Face
  - Stair Risers to Basement: "Where's Warhol?"
  - Stair Risers to ADU: "Figs"
- Water Filtration: Everpure EF-6000 at wetbar water dispenser
- Water Heater: 128-gallon SuperStor indirect water heater
- Windows: Sierra Pacific
- Window Coverings: Hunter Douglas electric black-out blinds in Primary Bedroom