

COMPASS

1235 Tamarack Avenue
Boulder, CO 80304
COMMUNITY: Moores, North Boulder

MLS # 3602906
PRICE \$1,550,000



 Single Family  2932 SQFT  4 Beds  4/1 Baths  2 Car  0.38 Acre

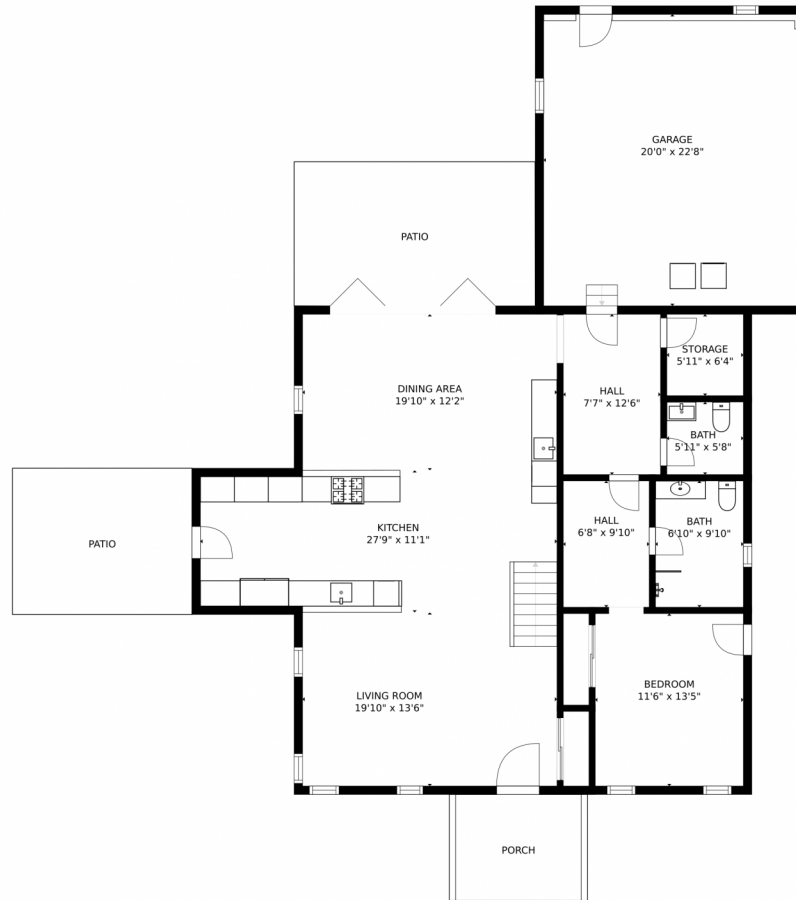
PROPERTY DETAILS

RARE CUSTOM CONTEMPORARY home in Boulder w/ Flatirons & foothills views. Large 0.38-acre lot w/ fully fenced back yard. Open floor plan, 10' ceilings, floating staircase, steel railings, structural concrete trowel-finished floors. Chef's kitchen w/ Wolf gas cooktop, commercial grade refrigerator, 2 dishwashers, more. Folding glass doors open the north wall for an indoor/outdoor living experience. Versatile main level '2nd master' w/ private entrance is perfect for age-in-place transition, office, in-law suite, rental, au pair. Dual laundry. HERS-rated, comfortable 4-zone radiant floor heat, tankless on-demand hot water, more. Steps to Wonderland Lake Trailhead and Crestview Park playground. Walk to grocery, restaurants, breweries, & coffee shops. Welcome home!



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

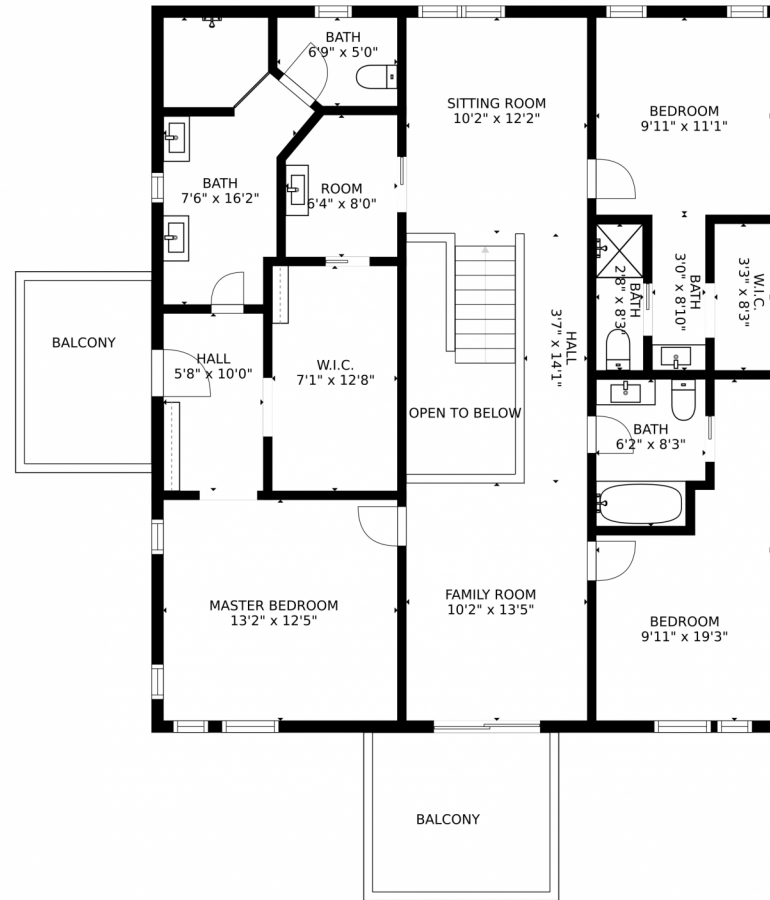


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1235 Tamarack Avenue, Boulder, CO 80304 – 2nd Floor



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Feature List

1235 Tamarack Ave, Boulder

Architecture

- Ultra-contemporary design with open floor plan.
- Custom architectural floating stair and steel railings.
- Sealed concrete floor for a modern look, easy to clean with virtually no maintenance.
- 14' Panoramic© Glass door opens to connect the back patio to the interior space.
- Chef's kitchen allows for the efficiency of a galley layout but with great connection to mingling spaces. Wolf cooktop, commercial-size refrigerator, double ovens, soft-close drawers throughout.
- Serving bar with undermount sink, filtered water dispenser, 2nd dishwasher and glass-front beverage refrigerator.
- Upstairs master has large custom tiled shower with two sets of controls, dual sinks, walk-in closet with direct access to upstairs laundry, and private deck.
- 2nd master suite downstairs designed for age-in-place transition, with easy conversion to handicap accessible in mind-36" wide doors throughout and roll-in shower. Private entrance and extra parking are perfect for use as an office, au pair suite, yoga studio, or rental.
- Master bedrooms have sound-insulated walls.
- All bedrooms with dedicated baths.
- 2 laundry rooms! – One on main level in mud room and one upstairs with laundry sink and room to work.
- Second floor front deck and master suite deck both with amazing Flatirons views.
- Convenient mudroom by garage entrance.
- Oversized insulated and heated 2-car garage with 9' garage door.

Lot and Outdoors

- Huge 0.38 acre level lot with large fully fenced back yard.
- Outstanding Flatiron views from the second floor, and great foothill views from nearly everywhere.
- Extra parking spaces off driveway.
- Home is above floodplain; Elevation Certificate available.
- Walking distance to Crestview Elementary, trails at Wonderland Lake, close to Lucky's.

Mechanical & Practical

- 4 zone in-floor radiant heating – highly efficient, comfortable, even heat.
- Central Air with Programmable Thermostat.
- High Efficiency tankless water heater and redesigned plumbing for high-efficiency.
- Recirculating hot water system for nearly instant hot water.
- Second set of washer / dryer hookups located in mud room for possible downstairs washer / dryer.
- HERS rating of 56 –uses 56% of the energy as compared to a standard home.
- Whole house air and water purifier.
- Roof is designed to support future solar system.
- Fresh paint.
- Rebuilt and completely restained fence.
- New air purification system integrated into air handler.
- Water purification system under wet bar for filtered/purified water source.
- Smart sprinkler control system with smartphone app control and for high water flow alert.