

1810 Norwood Ave Boulder, CO

Development

Expansive south facing half acre view lot on Norwood Ave
Designed by Boulder architects Annette and Dennis Martin @ annettemartin.com
Large two story home, large lower level storage, attached 2 car garage, and large office w/ outside entrance
Extensive use of exterior living spaces extends the footprint of the home from the main living areas
New construction in 2019
Maximized use of existing trees and site contours, while incorporating new site walls and lush landscaping

Residence

Open concept main level visually connects the main living areas and the stair hall
South orientation of all the main rooms and terrace takes advantage of natural sunlight and view setting
S. yard retaining wall frames the view and perimeter of the pool entertainment area
Open beamed and exposed wood ceiling Entry Porch and Master Porch
Open rafter eaves with exposed decking surrounding whole exterior w/ composite roofing
Exterior Terrace living area has open rafter ceiling with exposed decking; the floor is Colorado Buff limestone
Extensive new landscaped yard designed by Annette Martin architect w/ landscape lighting
Vehicular entry courtyard w/ automated gates
Exterior materials include Kansas Limestone, stained cedar siding, and painted wide plank boards and 6" half round metal downpouting
Metal clad wood windows, transoms, and door systems by Sierra Pacific
Exterior terraces, site walls, and walkways are all Colorado Buff Sandstone
The 14' by 40' pool by Aquality has Kansas Limestone coping and is supported by a Pool House for equipment

Interior Finish Specifications

Wood flooring: european cut oak 6" floors
Limestone slab flooring: front porch carried into Entry, and Powder Room
White oak stairway with custom steel handrails by local metal fabricators
Open burning Isokern 48" Magnum fireplace w/ custom limestone mantel and surround in the Living Room
12" wood plank east and west walls of the combined Kitchen, Living and Dining Room
White Oak cabinetry, trim and master closet: custom designed by the architect, built by local tradesmen

Cabinetry is extensive throughout the house: Kitchen, Pantry, Living, Study, Master Bath, Master Closet, Mudroom, and Office
Countertops, shower benches, and thresholds

Kitchen: Calacatta Borghini Italian marble island and Caesarstone quartz perimeter

Master bathroom: Statuario Elegante polished marble

Dining room bar top: Caesarstone quartz

Powder: Satin marble

Secondary bathrooms: Carrera honed marble

Laundry top: Caesarstone quartz

Exterior grill: Granite

White Oak interior doors with glass lights

Kitchen appliances: Wolf cooktop, double oven, micro, and coffee maker; and Subzero refrig/freezer and full size wine refrig,
custom stainless steel hood

Exterior cooking counter w/ built in Sedona grill

Vaulted ceilings in the Living, Dining, Kitchen, Stair Hall, Bedrooms 2 & 3, and Office

Custom lighting designers; very generous oversized lighting pieces throughout the house

Italian: Massimo Castagna and AV Mazzega

Spanish: Bover

US: Jonathan Browning, Visual Comfort, and Leucos

Automated draperies Master Bedroom

Custom tile from Denver Design Center: Ann Sacks and Decorative Materials

Hansgrohe bathroom fixtures and Toto lavs

Premium German bathroom accessories from Keuco

Outdoor shower as part of Master Bathroom

IT & Mechanical

Savante home automation system by Aurum

Every room and capability is wired to the Savant system in the basement for maximum flexibility for future owners for control and entertainment needs; all systems easily controlled by phone or ipad apps

Main level automated Lutron lighting system

Savant high end audio main living areas and Pool Terrace, and surround sound in Study

Savant controlled Carrier Infinity thermostats with WIFI

Main level Lutron automated blind system

Security, fire, water, gas sensors and monitoring

Heating and cooling system

Heat: in floor radiant heat with 8 zones for maximum control w/ high efficiency boiler

AC: Two Carrier high efficiency air handlers; controlled by two zones per floor

White oak in floor air diffusers

Stainless steel wall diffusers and returns

Carrier energy recovery ventilator

Carrier volt steam humidifier

Carrier infinity thermostats located remotely in the basement; each room has a flush mounted sensor tied to the remote thermostats

Solar: grid tied 7.35kW Solar PV Array

Hydrowise app controlled high efficiency landscape sprinkler system

Pentair pool equipment w/ controls via WIFI app