

Features of 2205 Topaz Drive

Lot and Setting:

- Large .75 acres with Silver Lake ditch rights
- Silver Lake Ditch runs through west and east corners of the property allowing for inexpensive yard irrigation (even in times of drought)
- Surrounded by majestic evergreens, deciduous trees, and an Amur Maple hedge
- Fully fenced lot w/gated entry
- Invisible dog fence
- House faces south and north, level lot
- Guest house
- In un-incorporated Boulder County meaning lower taxes ie car registration
- On high point of underground aquifer - did not experience flooding in 2013 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" Dacor refrigerator with interior water dispenser and clear ice, ice maker
- 48" Dacor 6 burner with griddle, dual fuel ovens with steam
- Dacor 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
- 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