

2940 18th St Finish Specifications

Development

New build on a 1/4 acre lot in the heart of Boulder
Designed by Boulder architects Annette and Dennis Martin @ annettemartin.com
Two story home, completed lower level, attached 2 car garage, saltwater pool and pool shed
Extensive use of exterior living spaces extends the footprint of the home from the main living areas
Exterior site walls to match the house design provides a private sanctuary for the exterior living spaces
New construction in 2025/6, completion in July 2026
Maximized use of existing trees, while incorporating new lush landscaping

Residence

Open concept main level visually connects the main living areas and the stair hall
South orientation of the great room and terrace takes advantage of natural sunlight and view setting
Site walls frame the view and perimeter of the pool entertainment area
Open beamed South Terrace; the floor is Kansas limestone
Open rafter eaves with exposed decking surrounding whole exterior w/ a metal standing seam roof
Extensive new landscaped yard designed by Annette Martin architect w/ landscape lighting
Exterior materials include stucco for the main body of the house with open rafter eaves, Kansas Limestone terrace and pool deck, and 4" half round metal downspouting
Metal clad wood windows, transoms, and door systems by Sierra Pacific
The year round 11' by 32' saltwater pool has Kansas Limestone coping and is supported by a Pool Shed
Highly energy efficient home and pool with a HERS score of 8

Interior Finish Specifications

Wood flooring: european cut oak 4" floors
Steel and white oak stairway with custom steel handrails by local metal fabricators
Fireplace has custom limestone mantel and surround in the Living Room
White Oak cabinetry, trim and master closet: custom designed by the architect, built by local tradesmen
Cabinetry is extensive throughout the house: Kitchen, Living, Primary Bath, Primary Closet, Mudroom, and Offices
Countertops:, shower benches, and thresholds
 Kitchen: Iceberg Crystallo Quartzite island and Caesarstone Quartz Ice Snow perimeter
 Primary bathroom: California Quartzite
 Powder: Crystallo Quartzite
 Secondary bathroom: Montclair honed premium
 Laundry top: Caesarstone quartz
 Exterior grill: Olympus Quartzite
White Oak interior doors with Ashley Norton unlacquered brass lever hardware
Kitchen appliances: Gaggenau cooktop, double oven, micro, and dishwasher; and Subzero 30"refrig, 4 - 24" undercounter freezer drawers and 30" wine refrig, custom stainless steel hood
Exterior cooking counter w/ built in Sedona grill
Vaulted ceilings in the Living, Primary Bedroom, stairway, Bedrooms 1 and 2
Custom lighting designers; very generous oversized lighting pieces throughout the house
 Italian: Vistosi, Leucos, Foscarini and Artmede
 Spain: Bover
 US: Visual Comfort
 Custom Moroccan lantern lighting on south terrace
Custom tile from Denver Design Center: Ann Sacks and Decorative Materials
Hansgrohe bathroom fixtures
Premium German bathroom accessories from Keuco

IT & Mechanical

Home automation system
 Prewired for maximum flexibility for future owners for control and entertainment needs
 Security, fire, water, gas sensors and monitoring
Heating and cooling system
 3 zone heating and cooling system with high efficiency boiler
 White oak in floor air diffusers
 Stainless steel wall diffusers and returns
Solar: grid tied 9.24kW Solar PV Array
Powerwall: 2 Tesla Powerwall 3 11.5kW integrated inverter battery storage system
Hydrowise app controlled high efficiency landscape sprinkler system
Pentair pool equipment w/ controls via WIFI app