

**ONELUXE**

**GARY & ANGELLA CARLSON**

Owner/Managing Brokers

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## DOUBLE GARAGE

1. Expansive, oversized double garage offering exceptional functionality and storage.
2. Newly installed garage-door opener and mechanical system.
3. Updated and refreshed flooring for a clean, refined appearance.
4. Direct access to the gravel pathway leading seamlessly to the barn.
5. Convenient access for trailer parking or additional exterior vehicle storage.
6. Elevated finishes continue into this space, including architectural baseboard molding, bespoke polished-nickel Emtek hardware, a Windsor Windows exterior door, and a handcrafted solid White Oak door by Builders First Source—enhanced with applied moldings, custom hand-staining, and fire-rated construction.
7. Electrical wiring pre-installed for effortless EV charging-station integration.
8. Additional wiring and space allocated for future heated-driveway installation.
9. Newly painted, custom carriage-style garage doors—substantial, elegant, and timeless.

## SINGLE GARAGE

1. Freshly updated flooring.
2. Newly installed bay window offering additional natural light.
3. Spectacular Calacatta Bluette marble tile entry from Artistic Tile, sourced exclusively from the East Coast—a true luxury statement.
4. Architectural baseboards, bespoke polished-nickel Emtek hardware, Windsor Windows door, and a solid handcrafted White Oak door from Builders First Source with fire-rated upgrades and custom hand-finished detailing.
5. New garage-door mechanism.
6. Highly versatile space ideal for use as an artist's studio, workshop, or traditional garage.
7. Newly painted, custom carriage-style garage door—beautiful and substantial.

## OUTDOOR FEATURES

1. Owned propane tank for lower utility costs and greater control.
2. New custom retaining wall by Sunset Stone.
3. Extensive, premium tree mitigation—performed by Splintered Forest at a cost well into the tens of thousands—exceeding Jefferson County requirements to protect views, property, and long-term forest health.
4. Barn with multiple fenced pastures and yard spaces.
5. Landscaping pre-engineered for an indoor/outdoor pool with stone decking.
6. Propane connections on both upper and lower decks for outdoor fireplaces, grills, fire pits, or heating for the barn or a future pool.



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## KITCHEN

1. Striking Calacatta Caldia Extra marble countertops—slabs alone valued at over \$50,000.
2. Custom JSB Design cabinetry, crafted in Colorado by Artisan Cabinetry with under-cabinet lighting, integrated in-cabinet lighting, flexible shelving, and exquisite woodworking.
3. Visual Comfort designer lighting.
4. Oversized laundry/utility room with emergency drain, marble tile flooring, abundant cabinetry, and hookups for either electric or propane appliances.
5. Top-tier appliances: Miele dishwasher, Sub-Zero French-door refrigerator, Sub-Zero beverage center, and Fisher & Paykel induction range (propane also available should the buyer prefer gas).
6. Perrin & Rowe, Rohl, and Shaws sinks and faucets—chosen for timeless beauty and unmatched craftsmanship.
7. Sweeping Continental Divide views from the kitchen—cook and dine surrounded by mountain grandeur.
8. Classic Brass polished-nickel hardware and custom Emtek door hardware throughout.

## POWDER ROOM

1. Exceptional Calacatta Bluette marble tile entry from Artistic Tile, imported from the Carrara region of Italy—rare, refined, and visually stunning.
2. Toto toilet.
3. Custom JSB Design cabinetry crafted by Colorado master artisans.
4. Perrin & Rowe sink and faucet.
5. Elegant Bridal Veil sconces with wiring in place for a future chandelier.
6. Calacatta Caldia Extra marble countertop—luxurious and luminous.

## DINING AREA

1. Visual Comfort Signature Collection Chapman & Myers Ruhlmann polished-nickel chandelier.
2. Wiring in place for future crown-molding lighting.

## LIVING ROOM

1. Solid Carrara marble mantelpiece by Material Bespoke Stone & Tile—handmade, imported, and virtually irreplaceable due to rarity of solid-block manufacturing.
2. Visual Comfort Signature Collection Chapman & Myers Ruhlmann polished-nickel sconces.
3. Premium Heat & Glo fireplace with exceptional heating capacity, remote operation, and independent functionality during power outages.

## SEATING AREA / FORMAL DINING

1. Beautiful, flexible space ideal for a formal dining room or additional living area.
2. Wired for TV and multimedia options.





## ENTRY

1. Charming Nottoway propane lanterns framing the entrance.
2. Hand-hewn natural stone entryway.
3. Oversized solid White Oak front door—custom-built with lavish molding and hand-stained detail—offering a grand presence and easy furniture movement.

## PRIMARY SUITE (MASTER BEDROOM)

1. Historic solid-brass chandelier, antique sconces, and additional Visual Comfort Signature polished-nickel fixtures.
2. Solid Danby marble mantelpiece by Material Bespoke Stone & Tile—exquisite Vermont marble no longer fabricated in this configuration; paired with a premium Heat & Glo firebox offering powerful, adjustable heating and independent power-outage operation.
3. Expansive Continental Divide views.

## PRIMARY SUITE DRESSING ROOM

1. Private passthrough dressing room designed to minimize disruption to the bedroom.
2. Antique crystal-and-brass chandelier.
3. Abundant custom storage.

## PRIMARY BATHROOM

1. Custom JSB Design cabinetry by Artisan Cabinetry with sophisticated detailing.
2. Extra-deep medicine cabinet with adjustable edge lighting.
3. Radiant heated floors.
4. Toto toilet with bidet preparation.
5. Perrin & Rowe spa-grade fixtures, including body sprays, thermostatic controls, and a luxurious soaking tub.
6. Continental Divide views.
7. Statuario Colorado countertop—quarried locally.
8. Calacatta Gris flooring and shower tile.



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#### **BEDROOM (SECOND SUITE / FLEX MASTER / OFFICE)**

1. Spacious, sun-filled room with a Calacatta Caldia Extra marble mantelpiece.
2. Charming turret nook for reading, study, or play.
3. Wiring ready for crown-molding accent lighting.
4. Mountain views.
5. Heat & Glo firebox with powerful, adjustable heating and power-outage functionality.

#### **DRESSING ROOM**

1. Gracious, walk-through dressing space with ample storage.

#### **BATHROOM**

1. Radiant heated flooring.
2. Illuminated shower niche.
3. Brizo designer fixtures.
4. Custom JSB Design cabinetry with hand-applied moldings.
5. Classic Brass hand-hammered hardware.
6. Oversized soaking tub.
7. Statuario Colorado countertop.
8. Extraordinary stone collection from Artistic Tile including Honed Bianco Dolomiti, Vein-Cut Bianco Dolomiti, and the breathtaking Sakura mosaic—exclusive, imported, and reminiscent of cherry blossoms drifting in spring.



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## Flooring

### STAIRCASE

1. Custom Oak handrail crafted and installed by Artistic Floors by Design in Parker.
2. Antique Venetian-style crystal chandelier sourced from a historic Denver hotel.

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### UPSTAIRS FLOORING

1. 7" Muscanell Hacienda White Oak (milled in Colorado), installed by Artistic Floors by Design—Colorado's premiere certified boutique craftsman flooring company.

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### DOWNSTAIRS FLOORING

1. Engineered 7" White Oak designed for optimal moisture resistance; installed by Artistic Floors by Design and supported by the home-wide humidification system.



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#### CORNER BEDROOM SUITE

1. Large closets.
2. Continental Divide views.
3. En-suite bathroom.
4. Polished-nickel designer sconces.
5. Quiet, private suite—one of several within the home.

#### CORNER SPA BATHROOM

1. Radiant floor heating.
2. Direct exterior access to future hot-tub site—no need to re-enter the home when wet.
3. Perrin & Rowe fixtures and oversized soaking tub with panoramic mountain views.
4. Rare Pegasus Quartzite countertop and sky-blue marble tile.
5. Oversized tub with Continental Divide views.

#### ADDITIONAL EN-SUITE BEDROOM / HOME GYM

1. Turkish Jade marble shower with Perrin & Rowe fixtures.
2. Statuario Colorado countertop.
3. Ideal for use as a bedroom, gym, or flexible private suite.
4. Continental Divide views.
5. Versatile layout with multiple potential uses.





#### UNDER-STAIRS AREA

1. Ideal as a wine cellar or excellent storage enclave.

#### UTILITY ROOM

1. Ready for a second washer/dryer and utility sink.
2. Centralized mechanical systems including water treatment, electrical panels, HVAC, and fire suppression—easily accessible.
3. Sound-insulated for minimal noise impact.

#### DOWNSTAIRS SUITE LIVING SPACE

1. Radiant heat flooring with premium large-format porcelain tile from Bedrosians.
2. Direct access to the lower deck.
3. Fully waterproofed for pet-friendly and activity-ready use—ideal for a future pool or outdoor living.
4. Brazilian Black Panther Quartzite countertop and custom Blizzard Granite fireplace surround.
5. Heat & Glo firebox with high-efficiency heating and backup functionality.
6. Brizo Kintsu fixtures.
7. Extra-large, Jefferson County-permitted wet bar with dishwasher and appliance hookups (ADU usage restricted but easily modified for owner preferences).

#### DOWNSTAIRS SUITE BEDROOM / REC ROOM

1. Radiant heat floors.
2. Multimedia wiring for flexible use as a suite or recreation room.

#### DOWNSTAIRS SUITE BATHROOM

1. Radiant heated floors.
2. Remarkable book-matched Volcano Granite shower.
3. Brizo Kintsu fixtures including multiple rain heads, body sprays, and traditional shower options—each independently controlled.
4. Special-order waterproof Mattino Living vanity, ideal for high-traffic or pet-friendly use.
5. Additional coordinating accessory cabinet for elegant functionality.

#### DECKS

1. Upper and lower decks designed for year-round enjoyment with propane access for fireplaces, grills, and fire pits.
2. Durable Trex and concrete construction ensures low maintenance and minimized fire risk.



## ADDITIONAL PROPERTY HIGHLIGHTS

1. New custom fire-resistant metal roof with pre-installed electrical for optional heating.
2. New oversized gutters, downspouts, French drains, and professionally engineered drainage.
3. **Fully re** surfaced and re-graded driveway with positive drainage.
4. New gravel path and designated trailer/vehicle parking beside the double garage.
5. Minutes to Elterra equestrian center and the Soda Creek trail and pond system—ideal for riding, hiking, and recreation.
6. New whole-house Generac generator.
7. Newly refreshed landscaping.
8. Exterior cameras compatible with the SimpliSafe security system.
9. Wiring in place for LED soffit lighting—holiday or year-round—HOA-approved.
10. Colorado-made Sunset Stone siding.
11. New energy-efficient Windsor Windows and doors.
12. Electrical infrastructure ready for a heated driveway and additional exterior lighting.
13. Completely updated infrastructure: roof, siding, windows, insulation, plumbing, electrical, fire suppression, and more. Septic system is sized for six bedrooms—allowing future expansion or ADU addition.
14. Fire-suppression system extends into garage spaces.
15. All-copper plumbing for health-conscious water quality, supported by a state-of-the-art filtration system by GeoWater.
16. Three new radon-mitigation systems for optimal indoor air quality.
17. Additional wiring for exterior accent lighting.
18. Enhanced soundproofing throughout, including solid White Oak doors and between levels.
19. Exceptional privacy—no visible neighbors; surrounding homes are acres away and obscured by trees.
20. Whole-house humidification system.
21. Two oversized American Standard HVAC systems with independent climate zones, engineered to exceed capacity for optimized comfort.
22. Designed as a legacy “forever home” with exceptional craftsmanship, thoughtful health-focused upgrades, and quiet luxury throughout—offering a turnkey living experience with breathtaking Continental Divide views.
23. Generous closets and practical built-ins enhance everyday livability.
24. All toilets (except powder room) are pre-configured for Toto bidet integration; many include private water-closet rooms.

