



## 1040 Brook Road

An exquisite gem in Boulder Heights, 1040 Brook Road offers attributes rarely found in a close-in mountain property. Panoramic views and treasured privacy are expected. More remarkable is the stunning renovation and the level lot, with attached garage, fenced and irrigated garden and wonderful outdoor spaces.

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The interior spaces are bathed in light, and are exceptionally well-appointed, with a functional floor plan, gorgeous finishes and an overriding sense that tremendous thought went into the quality renovation, creating a home that lives larger than its nearly 1600 SF. From the main floor primary suite, with deep soaking tub and separate toilet room, to the well-organized mudroom and laundry room off the garage, to the office area tucked in near the front door, this home offers a sanctuary of well-crafted spaces. All the custom woodwork throughout the home is designed and crafted by a master finish carpenter/architect. This includes the kitchen and bathroom cabinets, window and door trim and the magnificent glass and wood banister to the upper level.

The main living area, with soaring vaulted ceilings and windows everywhere, bringing in panoramic views and light, is a comfortable place for gathering and entertaining. The living room, open to the dining area and kitchen, is centered on a handsome wood fireplace with stone surround and custom wood mantel. The kitchen has white Carrara marble countertops, custom cabinetry, high end Bosch appliances, distinctive designer lighting and brass hardware that expertly complements the timeless, clean styling. Spilling out to the large deck off the kitchen, the interior spaces easily flow outdoors with room for al fresco dining and lounging.

Entering the home through the front door, one encounters a well-placed office nook. Off the main hallway is the master bedroom suite, powder room, and stairs to the upper level. Entering from the garage, one enters a well-appointed mudroom and laundry room before coming into the kitchen. Another access point is the exterior stairs to the deck, through the sliding glass doors into the kitchen. All of this

serves to remind one of the terrific layout and access to the abundant outdoors.

The main level primary suite is an oasis of quiet comfort with windows framing the trees and privacy of the grounds, with a tastefully remodeled bathroom, boasting a soaking tub, custom crafted vanity, beautiful brass hardware and fixtures, and separate toilet room. Lighting fixtures by Restoration Hardware.



Alighting the wood crafted hardwood stairs to the upper level, one is transfixed by the custom, modern banister made of glass and wood and the comfort of the solid hand-crafted handrail, further evidence that thoughtful attention to quality finishes are the hallmarks of this home. The glass-walled banister serves to provide delightful snapshots of the main living area from the stairs and further accentuates the lofty, open feel of the home.



On the upper level are two bedrooms with a shared bathroom. One bedroom faces east toward the views of Boulder Valley and beyond. The other bedroom, like the primary bedroom on the main level, looks west to trees, private grounds and endless sky. The shared bathroom is similar to the primary bathroom, with custom vanity, soaking tub, and elegant fixtures, only this one has a skylight.



One of the exceptional, and rare, attributes of this property is the level lot. With a large fenced vegetable and flower garden and space around the home for recreating or lounging, this property offers a very different lifestyle from most mountain properties. The ease of driving 10 minutes on well-maintained and plowed roads from the City of Boulder into an attached, spacious 2 car garage via a level driveway cannot be overstated. Many mountain homes are set on a hillside so the usable



space around the home is limited, and often come with steep driveways and/or detached garages where one needs to navigate ice and snow in the winter to get into the house.

A great deal of thought was put into creating a healthy living environment. Only non-toxic paints were used and the coating on the hardwood floors is easy-to-clean beeswax from Rubion Monocoat - a European company. The entire crawl space was encapsulated and insulated at a cost of \$10,000 to create an exceptionally clean and dry space. 8.05 kW PV system on the roof creating very low electric bills.

If you have been longing for a move-in ready close-in mountain home set in a wonderfully tight community, with friendly and helpful neighbors, easy driving distance to the City of Boulder, look no further than 1040 Brook Road in Boulder Heights. Welcome Home!



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