

## 2586 3rd Street



Located in Trailhead, one of Boulder's most prized neighborhoods, 2586 3rd is a testament to quality design, impeccable craftsmanship and innovative architecture, offering turn-key living on a quiet dead-end street, with direct access to open space trails and walking distance to downtown shops and restaurants. The most coveted and rare feature: Stunning views of Boulder's iconic Flatirons and Sanitas Mountain. With walls of glass and an airy, open floor plan bathed in natural light, this home is a luxurious sanctuary in a vibrant and nature-oriented City.

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Entering the main level from the front porch, past exterior walls clad in Cottonwood limestone, one is instantly met with exquisite finishes and welcoming spaces that create a sense of well-being: custom steel and reclaimed oak floating staircase, radiantly heated 7” Kahrs Nouveau white oak plank floors, sophisticated Porcelanosa tile, seamless level 5 white walls, frameless glass windows imported from Europe and a Scandinavian style birch wood paneled Morning Star elevator that accesses all 3 levels of the home.

At the end of the hallway is one of two primary bedroom suites, bathed in light with panoramic views facing east. The adjoining spa-like bathroom offers stunning custom cabinetry, designer lighting and a gorgeous walk-in shower. The adjoining walk-in closet is built out with custom shelves and hanging spaces, naturally lit by a discreetly placed window. The two other bedrooms are both light-filled, with windows facing south to capture southwest views, each with a walk-in closet. These two bedrooms both access a beautifully appointed shared bathroom, with custom cabinets and double vanity as in the primary bathrooms, with a separate room housing the deep Kohler soaking tub and toilet. This level also features a spacious room that spills out to a deck through a wall of sliding glass doors. This versatile space offers so many opportunities, depending on one’s priorities and lifestyle - imagine it as a family room, gym, studio, office or playroom. It has a closet so is considered a 5th bedroom with a powder room across the hall. Also on this level is a generously sized laundry room, with laundry sink, yards of custom cabinetry and a door to the south accessing the grass lawn.

Walking up the expertly crafted reclaimed oak and metal floating stairs to the upper living area, the surprise that awaits is a jaw-dropper. The awe of entering the Great room, with its walls of glass, and seeing a live portrait of Boulder’s iconic Flatirons,





is a peak experience. Yawal windows are known for their frameless, high-performance design and in this home, they are employed to dramatic effect. The north and west walls of the Great Room are literally made of glass, capturing the view of Sanitas Mountain and the ridge line that creates the City's open space boundary. To the south, the 10' sliding doors extend the living space to a sun-drenched balcony that can be enjoyed in all seasons, thanks to Colorado's winter sunshine, and steel posts for anchoring sun shades in summer, with the everchanging light and views of the Flatirons as a companion. The adjoining dining area has complementary sliding glass doors facing west that access the same balcony, with large windows facing south and another set of glass sliding doors to a smaller, east-facing terrace, perfect for morning coffee. From the terrace, exterior stairs extend to the grass lawn on the southeast corner of the home, which can be fenced for pets. The exterior living areas of this home add an additional 717 SF. A modern wood-stove and vaulted ceilings add to the lofty, yet intimate, mountain chalet feel.



The cook and entertainer's kitchen is a soothing palette of sleek, dark Wedgewood custom cabinetry and smooth white Cambria countertops and backsplash with a large central island designed for gathering, complemented by a Wolf 5 burner induction cooktop. On the north wall of the kitchen is floor-to-ceiling wall of functional cabinetry, with plenty of storage, Wolf wall oven and microwave, plus wet bar featuring a Zephyr 45 bottle wine refrigerator. The other high end appliances include a Bosch silent dishwasher and Subzero Refrigerator clad in the same wood as the cabinetry, providing a seamless, modern look.



Down the hallway, past the elevator access and the discreet powder room, is the upper level primary suite. Sumptuous and inviting, with a wall of glass sliding doors facing east accessing a private balcony, this is the spot to greet the rising sun and

full moon, with an elevation that offers city lights views. The 5 piece bathroom, with luxurious Duravit soaking tub, walk-in shower and custom double vanity, plus large walk-in closet and custom built-ins, complete this extraordinary glass encased upper level, with views in all directions.

The lower level of the home provides access from the garage, with spacious mudroom entry and elevator access, and is finished to the same level of quality as the two other levels. The rooms on this level are mainly for mechanical and storage, and in this home there is no shortage of storage space. The mechanical room houses the Triangle Tube boiler, which powers the radiant floor heat and hot water with 95% efficiency, along with a 16 SEER high velocity air conditioner for cooling. There is a 10.9 kW photovoltaic system and the home is wired for generators. The HERS score for this home is zero.

One of the truly remarkable and rare features of this property is the nearly 1288 SF garage with in-floor radiant heat in the 6" thick concrete slab. With 11" ceiling height, two insulated 10' 6" garage doors and hot + cold water spigot, this is not ONLY a phenomenal space for 5 cars, with height clearance to house recreational vehicles/trailers and lift for collectibles. Designed to offer year-round comfort, warm in winter and cool in summer, with doors that open to the outdoors, this space offers a myriad of outstanding possibilities and opportunities, some of which are highlighted on the mood board ([highlight link](#)). Consider a world-class training facility with a rock climbing wall, swimming spa and infra-red sauna. Or one of the coolest man

caves in town, with a game room and bike shop. An amazing artist studio. This garage is big enough, tall enough, and comfortable enough, to house a combination of the above AND cars. Let your imagination run wild because this kind of garage space does not exist elsewhere in this prime City location and rarely exists in all of Boulder County.

With a home that features walls of glass, a Buyer might wonder about window coverings. Many options have been researched, and can be shared, however it has been determined that this is a highly subjective decision, and for this reason, Seller is offering a generous \$100K credit to Buyer to select and purchase window coverings of their choosing, contingent on an acceptable purchase offer.

The Trailhead neighborhood is located on the flanks of Sanitas Mountain and straddles Mapleton Hill and Newlands. A few steps down the lane is the literal trailhead that accesses miles and miles of Boulder's legendary open space trails. A few blocks to the south is the west end of Pearl Street, renowned for its distinctive shops and award-winning restaurants, along with Boulder Creek Path, St. Julien Spa, Farmers Market, Boulder Public Library and all the other wonderful amenities that make Boulder such an outstanding place to call home. A few blocks north is North Boulder Park, offering a community gathering spot for outdoor recreation, including groomed cross country trails when it snows. A bit further is the Ideal Market shopping area, and the North Boulder Recreation Center. In other words, this neighborhood is in the epicenter of what makes living in Boulder so desirable.