

Features and Finishes

2300 N. 75TH STREET

Exclusively Marketed by Tricia Dessel



Home Highlights

2300 N. 75TH STREET

Nantucket Inspired Architecture • Panoramic Views • Premier Equestrian Amenities

7 Beds | 11 Baths | 6 Car Garage | 17,602 Square Feet | Built 1999

Unique Amenities

- Equestrian Amenities: Barn, Arena, Paddocks, Pastures, Bridle Path, Tack Room, Round Pen accessible through a secure gated entrance
- Nantucket Inspired Architecture
- 6-car garage + enclosed 40x60' storage area
- Additional dwelling unit with entrance
- Pool House and Pool
- Elevator that services all three floors
- Convenient Location
- 12 minutes to downtown Boulder



Views

- Unobstructed, panoramic views of the iconic Flatirons, Longs Peak, Indian Peaks, the Continental Divide and Northern Plains
- Surrounded on three sides by Open Space and HOA owned land
- West side privately owned 40 acres of agricultural property
- Sellers currently lease 35 acres with a 5-year lease and 5-year option to extend

Water Rights

- Well Permit Number | 193152
- 1 ½ shares of Original Cottonwood Ditch
- 1 share of Baseline Reservoir water
- Septic system capacity for seven bedrooms with two huge parallel leach fields
- Separate septic system for barn
- Zoned Rural Residential (RR)
- Conservation easement (not sub-dividable)

Outdoor Entertaining

- Pool house with full kitchen lanai with refrigerator, sink with disposal and bar seating for six
- Lockable metal roll up doors
- Professional grill with 2 additional gas burners
- Dressing room + bathroom with European shower
- 20 x 50 foot in-ground heated pool with electric pool cover
- Diving board
- Enclosed slide
- Toy bins
- Storage shelves
- Pool maid automatic cleaning system
- Outdoor kitchen adjacent to main house with Viking 36" grill and tile countertop
- Built-in trampoline



Pond + Gardens

- Private half-acre pond with aeration system, stocked with bass and trout and fronted by a private beach
- Large enough to kayak/paddle board
- Manicured lawns
- Perennial gardens
- Flower cutting gardens
- Raised raspberry garden

Wildlife

- Great horned owl nesting ground
- Bald eagles and great blue herons
- Red tailed hawks
- Wild turkeys
- Trout and Bass
- Abundant waterfowl



Recent Updates

- New carpet on main and upper level
- New lighting in dining, kitchen, bathrooms, bedrooms and hallways
- 177 new LED light cans
- New quartz countertops in pantry, guest bathroom, and coffee bar
- New metal stair balusters
- New paint throughout the home
- Three new hot water boilers
- New heating thermostats throughout
- Reverse Osmosis water purification system
- Water softener + Five new air conditioners
- New pool cover, heater and pump
- New hot tub cover
- New Doorbird gate system

Major Systems

- In-floor hot water radiant heat throughout the top two floors and baseboard hot water heat on the lower level
- Three US Boilers plumbed in series for enhanced efficiency and redundancy
- 8 AC units to ensure optimal climate control
- Water heater heated by boilers
- Newterra Epro Reverse Osmosis Water Purification system
- Kinetico water softener for improved quality
- Eight 250-gallon water storage tanks for ample water supply
- Fire sprinkler system for added safety
- Pella windows for durability/energy efficiency
- Asphalt roof shingles
- Built-in sound system throughout including, pool house, veranda and rooftop deck

Security Systems

- All screens/ exterior doors wired for intrusion
- Smoke alarms hardwired

Architecture/Design

- Architect: Eric Smith
- Builder: Tom Stanko | Harrington-Stanko
- Nantucket inspired architecture and design with cedar shake siding and painted redwood trim
- Wrap-around covered decks and screened in porch
- Redwood exterior decks with mahogany wood ceiling
- Grand arched entry with mahogany ceiling
- Celestial illuminated skylight
- Motor courtyard with snowmelt system
- Circular front driveway with Porte Cochere

Flooring/Finishes

- Ponderosa Pine woodwork, trim & wainscoting
- Australian Cypress wood floors
- Custom designed hand made Italian decorative tiles - reflective of the outdoor exterior setting
- 5-inch flat panel Ponderosa Pine baseboards
- Ponderosa Pine door casements
- Custom 8 foot doors and 10 foot ceilings
- Rocky Mountain Hardware aged brass door handles
- Walnut wainscoting in study
- Walnut bookcases & credenza in study
- Walnut wood paneling in secret bar room
- Walnut wood wainscoting in Elevator
- Wool carpet in study
- Slate tiles in mudroom, conservatory and craft room
- Coffered ceilings + custom bookshelves
- External trim is painted Redwood
- New metal balusters on staircase
- New carpet (main and upper floors)

Barn

- Seven oversized 13' x 14' StableMaster stalls
- Two of the seven have a swinging divider to convert to one large foaling stall
- Nelson automatic heated waterers in each stall
- Swing out feeders in each stall
- Heated wash stall with hot and cold water
- Heated tack room with utility sink & 1/2 bath
- Loft capacity for 800 bales of hay
- Hay loft above each stall with convenient hay drop into each stall for easy feeding
- Hay loft with removable railings for hay loading
- 40x60' "storage area" ideal for hay, a tractor, RV or boat, cars (or convert to another car garage) or capacity for eight additional horse stalls
- 12 x 12 foot barn doors front and rear tall enough to drive an RV through
- Barn stalls could be removed to convert for a car collection or other use



Equestrian Facilities

- 20-ft perimeter grass bridle path for horseback riding, ATV riding, running, etc
- Round pen
- Loafing shed/tack room with lighting + electricity

PASTURES

- 4 unique irrigated, fully fenced grass pastures
- 2 pastures: ~4.2 acres each
- 2 pastures: ~1.5 acres each

PADDOCK

- 200 x 80 foot paddock adjacent to barn
- Fully fenced with steel pipe rail fencing
- Road base dry lot for proper drainage and prevents paddock from getting muddy

ARENA

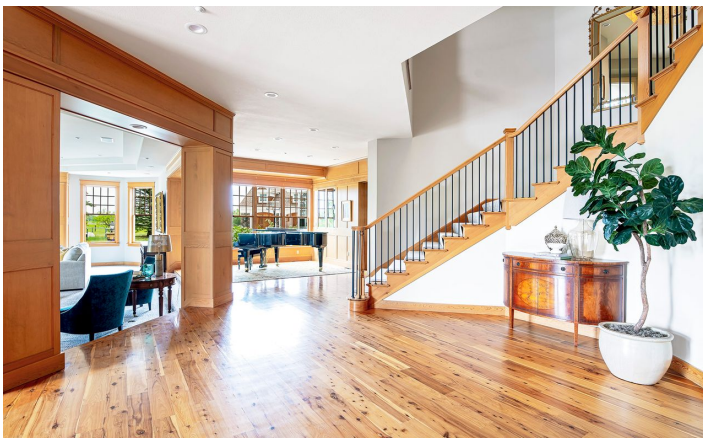
- 256 x 128 foot riding arena
- Accommodates full sized Dressage court
- Steel pipe rail fencing freshly painted in 2023
- Compacted granite road base topped with loose crushed granite and clay footing
- Slopes at 1-1.5 degrees for proper drainage and to prevent puddling

Entry + Staircase

- Custom front door with sidelights
- Arched entry on wrap around veranda
- Ponderosa pine wainscoting & door casements
- Australian Cypress wood flooring
- 2-story ceilings with designer chandelier
- Grand curved staircase with metal balusters topped with an illuminated celestial skylight
- Art gallery area

Living Room

- Double tray ceiling
- Gas fireplace with custom hand crafted tiles and wood casement
- Sunken living room with new carpet
- Access to wrap around porch
- Alder wood wet bar with seating for six



Piano Room

- Accommodates a grand piano
- Custom curio shelving
- Custom wood wainscoting and casement

Dining Room

- Double tray ceiling
- New marble chandeliers
- Accommodates a table with seating for 14
- Butler's pantry with sink, dishwasher and disposal
- Side buffet with concrete countertop
- Australian Cypress wood flooring





Kitchen

- Custom painted Alder cabinets
- Eat in kitchen with access to outdoor kitchen
- Custom hand crafted backsplash tile
- Custom hand crafted decorative moldings
- Thermador vented stove hood
- Six burner Viking gas cooktop with griddle
- Dacor double ovens
- SubZero refrigerator & freezer (36" Each)
- Two SubZero refrigerator drawers (24")
- Ice maker and trash compactor
- Butcher block center island with seating for four
- Coffee bar with quartz countertops
- Granite counters on kitchen perimeter
- Baking center with granite counters
- Walk-in pantry with custom shelving and quartz countertops
- Two sinks, each with garbage disposals
- Organization desk area + Plantation shutters
- Australian Cypress wood flooring
- Raised granite counter with two bar seats

Study

- Office, TV viewing area, pool table area and "secret" bar room with mountain views
- Walnut wainscoting, bookcases, and credenza
- Wool carpet
- Separated circular office area with coffered ceilings, credenza and views
- Gas fireplace with walnut surround
- Plantation shutters + coffered wood ceilings
- Direct access to covered wrap around veranda

Office

- Custom Alder bookcases and cabinetry
- Large windows overlooking yard + new carpet



Family Room

- Stone gas fireplace with hookups to convert to wood burning
- Built in 180-gallon fish tank
- Sliding doors to screened in porch
- Custom bookcase encasing TV
- Open sight lines to kitchen
- Coffered wood ceilings

Craft Room

- Custom cabinets with inserts for crafts
- Porcelain oversized sink + slate flooring
- Spacious work surface area
- Large windows for abundant natural light
- Direct access to yard and conservatory
- Hookup for under counter washer/dryer



Plant Conservatory

- 2-story plant conservatory with oversized windows and heated floors
- Pea gravel flooring for easy drainage, potting station and hot/cold water spigot
- Potting station and utility sink

Mud Room

- Slate flooring
- Custom shelving, drawers & 6 storage cubbies
- Separate entrance to the exterior and garage
- Staircase to the lower level ADU and upper level gym/laundry room

Apartment

- Separate one-bedroom apartment with full kitchen and laundry room
- Private access from the exterior and interior
- Landscaped patio



Primary Suite

- Spacious and private primary suite wing
- Library seating area with custom bookcases
- Private outdoor deck with mountain views
- Gas two-sided fireplace with hand crafted custom tile surround
- Vaulted ceilings
- Custom bookcase/drawers with area for TV
- Luxury 5-piece bath with oversized soaking tub, gas fireplace, double vanities, make-up area, private toilet, and steam shower
- Large closet with custom closet organization system, center island with drawers, and three way mirror
- Direct access to adjacent laundry room



Exercise Studio

- 27 x 21 foot with commercial grade carpet
- Large wall mirrors + vaulted ceiling
- Cabinetry for storage + TV mount
- Refrigerator + attached powder room



Bedrooms + Guest Suite

- Four secondary bedrooms on upper level
- Each with full ensuite bathrooms with custom handcrafted tile
- Two bedrooms have built-in desk areas
- Spacious walk-in closets with custom closet organization shelving
- Three bedrooms with private decks
- New carpet, paint and lighting in all secondary bedrooms
- Guest bedroom on main level with full bath

Roof Top Deck

- 28x18 foot roof top deck with cement paver floors
- Integrated lighting and speakers
- 7-person hot tub with unobstructed views
- Roof attic allows easy access to service air conditioners

Rec Room/Storage

- Walkout 60 x 18 foot recreation room with separate entrance and powder room
- Designed to accommodate an enclosed media room
- Two 36 x 27 foot unfinished storage rooms

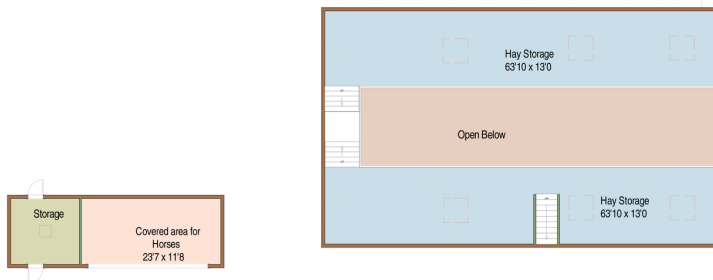
Wine Room

- Temperature-controlled 1360-bottle wine room with custom wine shelving and concrete flooring

Garages

- Three separate 2-car garages + concrete driveway
- One oversized two car garage with direct access to the interior
- One oversized 2-car garage attached via the Porte Cochere
- One 2-car garage attached to pool house
- Additional enclosed car storage adjacent to the barn with room for RV, boat or other vehicles/equipment
- Motor courtyard has snow melt system

Pool + Pool House



Barns

Main Level



Upper Level



Lower Level





TRICIA
Dessel

Realtor®, MBA

M 303.475.6097

Tricia.dessel@compass.com

Triciadessel.com



Scan for Property Book

PROVEN. TRUSTED. RESPECTED.