

# PARADE QUALITY FEATURES

## EXTERIOR

- Large, Private & Secluded 1.35 Acre Building Site
- Large Southern Exposure Patio with spaces for Hot Tub & Fire Pit
- “Sierra Pacific” Windows
- High Efficiency Energy Package with Blown-In R-24 Walls, and R-51 Ceilings
- Epoxy Coated Garage Floor
- Garage Door Keypad
- Hot & Cold Water in Garage
- Electric Vehicle Charging Station in Garage
- CertainTeed “Max Pro” 50 Year Rated Composition Shingle Roof
- Standing Seam Metal Roof Accents Complete with Gutter and Heat Tape
- Landscaping Package with Perennial Beds & Full Irrigation System
- Firepit
- Solar Ready

## INTERIOR

- 5,101 S.F. Finished Living Area including 4 Bedrooms & 6-1/2 Bathrooms
- Mountain Contemporary Design including Exposed Architectural Steel Elements
- Massive Dining Area that Extends to Adjoining Outdoor Dining Area for Maximum Entertaining Options
- Large Gourmet Kitchen with Professional Grade “Thermador” Appliance Package
- Kitchen includes LED UC Lighting, Hot & Cold Filtered Water, and Walk-In Pantry
- Vaulted Great Room with “Heat-N-Glow 8000 CLX” Fireplace
- Walk Out Level Entertaining with Wet Bar, Billiards, and TV Lounge with 60” “Heat-N-Glow Cosmos” Fireplace
- La Cantina Window in Wet Bar for Pull-Up Outdoor Seating and Serving
- Wet Bar includes Dishwasher and Beverage Center
- “Cutting-Edge” Custom Cabinet Package with Soft Close Doors and Drawers
- Oversize Alder Doors with Engineered Styles and Rails
- Designer Plumbing Package with Kohler and Delta Fixtures
- Designer Lighting Package from Inside Source, Frisco, CO
- Designer Tile Package from Inside Source, Frisco, CO
- Master Shower with Steam, Rain Head, and Hand Held Controls
- Two Laundry Facilities on Main and Upper Levels
- Master Bathroom Laundry Pass Through
- Large Main Level Mudroom with Cubbies and Hooks off of Garage
- High Efficiency, In-Floor Radiant Heat, with “Gypcrete” Thermal Mass Floors
- Roughed-in Radon Mitigation System

- Energy Recovery Ventilator (ERV) with HEPA Filtration
- Integrated Security System – Monitor Fire, Temperature, & Access from Smart Phone
- Recirculating Domestic Hot Water System
- Pre-wired for Home Automation

## **BEDROOMS / BONUS ROOMS**

- Main Floor Master Bedroom with Spa Bath, Steam Shower, and Accent Wall
- Two Junior Master Suites on Lower Level
- Bunk Room on Lower Level with Adjoining Bath with Large Trough Sink
- Large Entirely Finished Recreation Space / Flex Room on Lower Level with Epoxy Concrete Floors
- Exercise / Bonus Room on Lower Level with Store Front Glass Doors
- Office / Bonus Room on Upper Level with 3/4 Bath
- Guest Bedrooms are Pre-Wired for Ceiling Fans & have Oversize Closets
- Custom Closet Systems

## **OPTIONAL UPGRADES**

- Elevator – Pit and Framing already in Place; Design already Integrated into the Home
- Master Bedroom Fireplace – Gas Line already Provided
- Hot Tub – Concrete Pad and Electric already Provided
- Home Automation – Smart Phone Controlled Cameras, Thermostats, Sonos Speakers
- Steam Shower in Lower Level Hall Bath
- Whole Home Humidification
- Euroglass Doors for Bunk Bedroom Bath Tub
- Guest Bedroom Accent Walls
- T&G Ceiling in Upstairs Office / Bonus Room
- T&G Ceiling in Master Bedroom
- Refrigerator for Mudroom
- Washer & Dryer for both Laundry Rooms
- Dog Wash in Garage
- Landscaping Water Feature
- Solar System
- Radon Mitigation System
- CO2 Mitigation System
- Additional Heat Tape Zones
- Address Monument