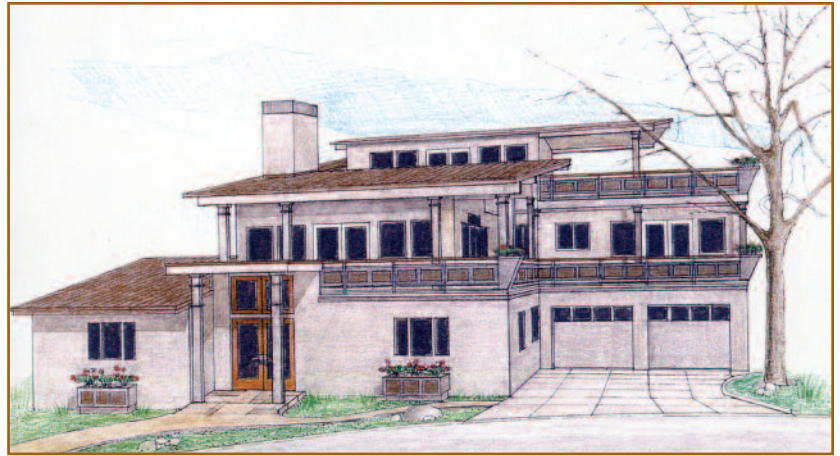




THE CHAUTAUQUA HOUSE AT BOULDER

This exquisite contemporary Boulder home is located on a small cul de sac one block from Chautauqua Park in Boulder's most exclusive neighborhood. Surrounded by mature trees and landscaping, this four-level home enjoys a secluded setting with views and immediate access to the park's open space and Flat Iron hiking trails. Imagine walking to summer concerts at Chautauqua Auditorium or hiking directly from your door to the adjacent mountain tops high above Boulder!



The home's contemporary architecture is defined by clean, sloping roof lines with an integrated covered walkway wrapping around the front of the house and finished in columns and brass railings. The third level includes a partially covered, roof top terrace, perfect for summer dining and entertaining. An outside hot tub is included on the rooftop with views of the surrounding mountains.

The Chautauqua House is 6,617 sq. ft. with an additional 550 sq. ft. double car, heated garage. This house includes four bedrooms, four baths, 3 fireplaces, office, bar/lounge, game room with theater and full gym with Finnish sauna. This four-level home provides large, open floor plans and all the amenities required for luxurious living and year round entertaining. The front entrance opens onto the main, first floor living area. This spacious area is divided into two main spaces; a large gourmet kitchen with attached informal family room and a formal great room and dining area. There is also a formal study and one bedroom on this floor. The entire level is finished in light maple hardwood floors.

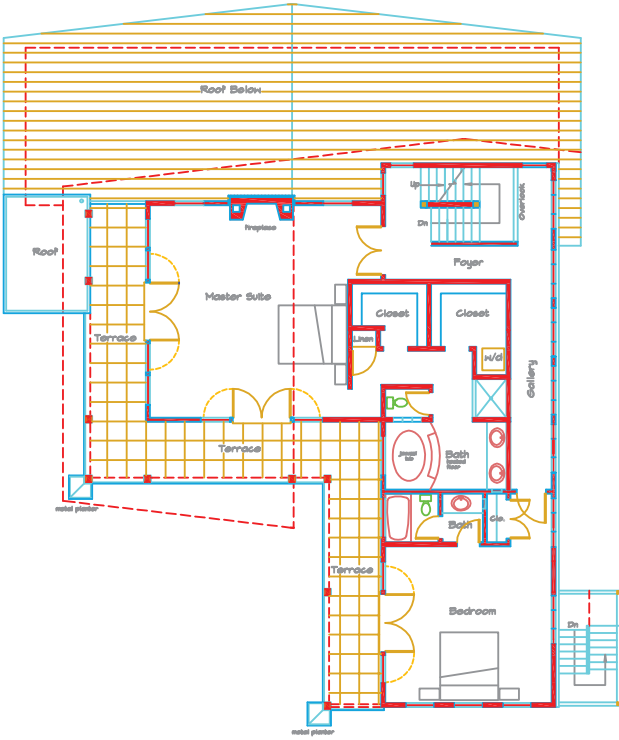
The kitchen is defined by an extra large island which is the natural gathering spot, complete with an attached family room with audio and video facilities, creating an extremely comfortable living area. The kitchen comes complete with paneled refrigerator, Décor range with nesting down draft hood, double ovens and double dishwashers. The formal great room has a cathedral ceiling with a rear glass wall facing a secluded garden. The front wall contains a modern fire place and integrated stainless mantle structure. Finally, the entire end wall encapsulates two beautiful Cambodian stone carvings which are replicas of the Hindu bas relief found on Angkor Wat Temple.

The second level is dominated by an extra large master suite with cathedral ceiling. This beautiful bedroom has large windows on all sides facing the mountains. Two sets of French doors open onto an exterior covered patio which wraps around this bedroom, creating excellent outdoor space. The master bath includes Jacuzzi tub and shower with heated floor. There are his and hers closets, including a stack washer/dryer for laundry on this floor. An art hall leads to a second bedroom with walnut floors. French doors also open to the patio.

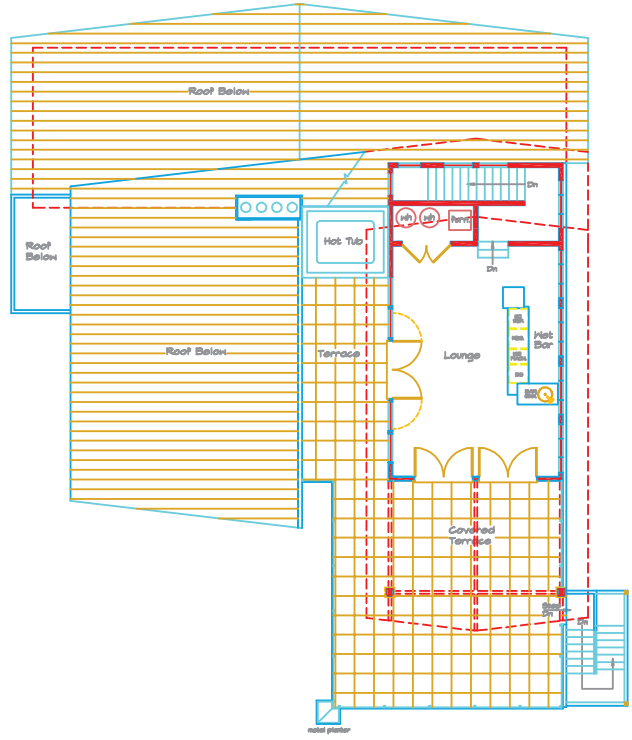
The third level of this house is all about entertaining and outdoor living. Half of this floor plan is an indoor lounge with bar and three sets of French doors which provide access to the outdoor space. The bar contains a tap and cold box for beer kegs, sink, ice maker, refrigerator, and dishwasher. The spacious 1,180 sq. ft. rooftop terrace is partially covered, providing an excellent space for summer dining. On hot sunny days there is a large awning to provide shade for the teak lounges. A 6 person hot tub is included on the roof for year round refreshment.

The lower level of this extraordinary home is divided into two large spaces. One is the game room with home theater. A beautiful 9 foot, regulation pool table sits in this space next to a wood burning fireplace. You can watch your favorite football game on the large flat screen while playing a game of pool or table tennis. The other side of this lower floor plan has been designed to house a complete, multi-station gym and fitness center. Mirrored walls and rubber floors define the gym. There is also a Finnish sauna and carpeted area for stretching and yoga. This floor also contains an additional bedroom.

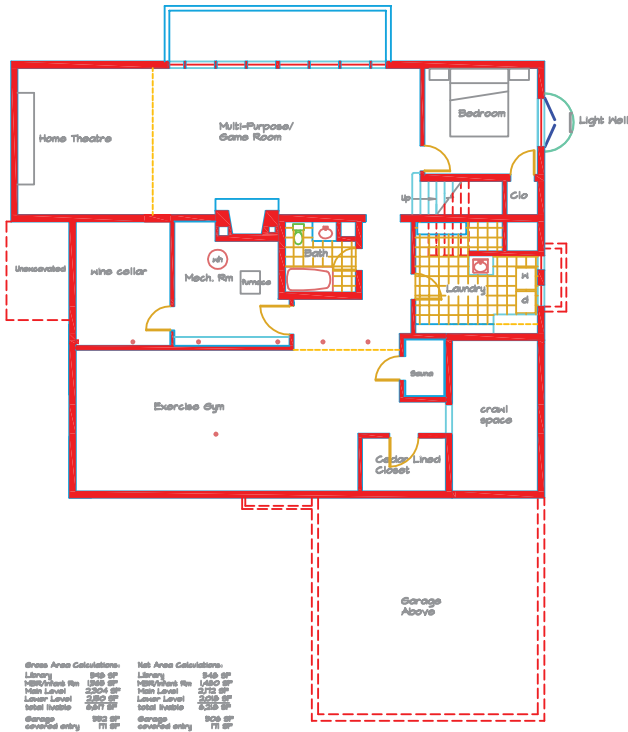
This house comes complete with central air conditioning, security system, in ceiling/wall audio, satellite TV and internet . This is truly a dream home with a dream location in beautiful Boulder, Colorado. Boulder is consistently voted one of the top ten "Towns" to live in the United States. The Chautauqua House at Boulder is now an exceptional value at \$2,195,000. We invite you to contact us to learn more about this magnificent property.



MBR LEVEL PLAN north
 scale: 1/4" = 1'-0" area hvls: 1480 SF

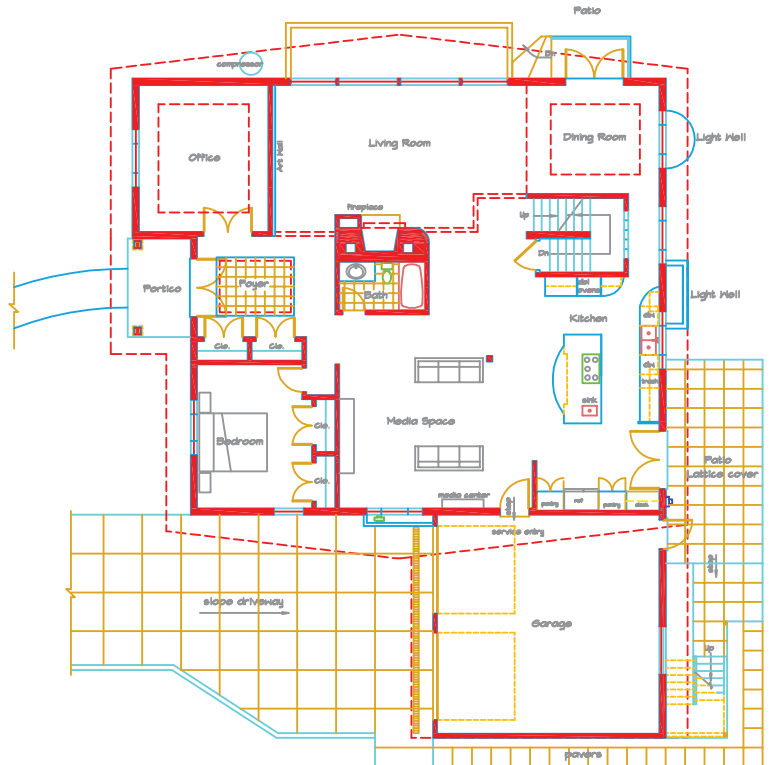


LOUNGE-TERRACE LEVEL PLAN north
 scale: 1/4" = 1'-0" area hvls: 549 SF



| Gross Area Calculations: | | Net Area Calculations: | |
|--------------------------|---------|------------------------|---------|
| Library | 849 SF | Library | 549 SF |
| Homeck Rm | 1349 SF | Homeck Rm | 1480 SF |
| Main Level | 2204 SF | Main Level | 2772 SF |
| Lower Level | 2350 SF | Lower Level | 2309 SF |
| total hvls | 6947 SF | total hvls | 5325 SF |
| garage | 192 SF | garage | 192 SF |
| covered entry | 11 SF | covered entry | 11 SF |

LOWER LEVEL PLAN north
 scale: 1/4" = 1'-0" area hvls: 2219 SF



MAIN LEVEL PLAN north
 scale: 1/4" = 1'-0" area hvls: 2772 SF

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