

Property Features List

39526 Sunset Ridge Ct, Severance, CO 80610

Custom smart home with outstanding views of the Rocky Mountains integrated Crestron Control Systems 3 Series, Home Automation and Lighting System. Located in a prestigious gated community. Home designed by Terry Winegard (Winegard Design Group).

4-car garage

- High Ceilings
- Fully insulated
- 2 garage bays are 24-feet deep
- 1 8'Hx16'W door and 2 8'H x 10'W insulated Raynor garage doors and openers
- Utility sink with Woodford Frost-free faucet
- Front and back pedestrian insulated doors 6.6 Acres, outbuilding capable

Utilities

- Electricity: PVREA (Poudre Valley Rural Electricity Association)
 - 400 Amp electric service
- Natural Gas: Xcel Energy
- Water: North Weld County Water District
- Internet: Rise Broadband (optional)
 - no Cable in the subdivision
- TV via Satellite (DirecTV or Dish) or a streaming service
 - no Cable in the subdivision
- Trash: Waste Management
 - (rate set via HOA, individual payment act)
- Phone:
 - Cell : Verizon has better service in this subdivision
 - Wired Phone Service: CenturyLink (optional)
 - 2 separate wires run

Exterior Summary

- Mature landscaping to provide privacy
 - Driveway entrance landscaping
 - Landscape stream and pond integrated
 - Front and back turf grass
 - Landscaped areas that transition to native grasses
- Sports court and outbuilding capable with available lighting control and irrigation zones
- 4 Woodford frost-free hose connectors on the house
 - Inside garage, inside upper patio, south side of front porch, south side of lower back patio
- 4 hose connections usable when irrigation system is on
 - Driveway berm, future outbuilding/tennis court area, end of driveway, between north berm and landscaped area
- 24-zone irrigation system, Open Sprinkler
 - Panel located in garage, Southeast wall

- Ability to control via an app on your smartphone
- Outdoor lighting
 - Controlled via physical light switches using Crestron automation touch panels and/or remote control
 - Definable scenes or individual lights
 - Wired low-voltage landscaping lighting, front and back
 - 12 Wired line voltage light posts lighting the driveway, lower patio and north walkway
 - Lanterns on the house and columns
 - Step and deck lighting
 - Flood lights
- Outdoor Kitchen, part of the house
 - 3 walled, windowed room with roof
 - Direct door access to Service Kitchen and Kitchen
- South-side concrete patio
 - Wood Pergola
 - Shaded by mature trees
 - Power Outlets and Cat5e connections
- West-side
 - Upper concrete deck
 - Partially covered (roof) and Wood Pergola
 - Whole House Audio
- Power Outlets and Cat5e connections
 - Lower concrete patio
 - Whole House Audio
- East facing main entrance with porch
 - Camera wiring options at front door
 - Intercom (connected to internal phone system) at front door
 - Programmable doorbell
 - Power Outlets

Interior Summary

- General
 - 11 Finished Rooms Upstairs:
 - Main kitchen, Nook, Service kitchen, laundry room with 1/2 bath, Living Room, Formal dining room, Study, Powder Room, Master Suite (Bedroom, Bath & Closet)
 - 7 Finished Rooms Downstairs:
 - Bar, Pool Table or Dining Room, Family Room, 3 Bedrooms, Jack and Jill, Powder room (drain for additional shower installed in Bedroom 3 closet)
 - Additional Rooms Downstairs:
 - 1 partially finished room: Wine Closet
 - Unfinished storage, automation wiring closet, mechanical area
 - Central Vacuum, AirVac Gold Series
 - Unit in the garage
 - 35 ft. hose and attachments
 - Custom Alder baseboard, window trim, railing
 - Hunter Douglas Single-Cell Shades throughout
 - Hard-wired Motorized shades on west and east sides of upstairs

- Controlled via Crestron Automation panels & tablet
- Custom built-ins in closets in all but one bedroom
- Art niches and art walls with focused lighting
- Custom, built-in bookshelves
 - Kitchen, Living room, Nook, Master Bedroom, Downstairs hallway entrance
- Gas fireplaces, 3
 - Living room, Double-sided between master bedroom and bath and the Family room
- CATV and Cat5E wiring in most rooms
 - Patch panel in the wiring closet to customize connections
- Wireless access point locations at both ends of the house
 - Main hall closet, Laundry Room above the cabinets
 - Any Cat5e cable can be used
- Whole House Audio Speakers
 - Downstairs Bedrooms, Kitchen, Main Hallway, Study, Service Kitchen, Master Bedroom/Bathroom/Closet and Family Room
- Crestron Control Systems 3 Series (Home Automation and Lighting System)
 - Controls lighting, HVAC, irrigation, security system, motorized shades, music, whole house Audio
 - Touch Panels:
 - Crestron: 4 wall mounted 3" touch screen displays control panels, 2 remote controls
 - PC app and phone/tablet app available with app purchase
 - Equipment:
 - Crestron 3-Series Control System
 - Whole House Audio Control (2-Pad8s)
 - Electronic doorbell, programmable
 - Master Suite video zone
 - Wired for 3 TVs
 - Closet, Bath, Bedroom
 - Sub-capable
 - Bedroom
- Family Room video
 - Wired for 1 TV
 - Existing Speakers & Sub, surround sound capable
 - Whole house audio in family room
 - Ceiling wires for projector
 - Soffit sized to fit a motorized hidden screen
- Living Room/Kitchen/Nook video zone equipment
 - Wired for 3 TVs
 - Living Room, Nook and Kitchen
 - Existing Speakers & Sub, surround sound capable
 - Whole house audio in Kitchen/Nook
- Crestron Control Systems 3 Series (Home Automation and Lighting System)
 - Buttons are silk-screened with name of light or lighting scene
 - Dimming at every light switch
 - Programmable by licensed Programmer
 - Dim rates/levels for each light

- Definition of lights controlled by every hard or soft button
 - Definition of lighting scenes via hard buttons on the walls and soft Crestron panel buttons
- Security
 - Driveway sensor (buried magnetic sensor)
 - Security System
 - Interior motion detectors
 - All doors and windows have hard-wired open/close sensors
 - Flood lights on each corner of the house
 - Copious outdoor lighting
- HVAC
 - Central AC
 - Heating:
 - Upstairs:
 - Energy efficient Bosch 5-ton geothermal unit (6 in-ground loops), installed in 2016
 - 2" filters Merv 13
 - UV lights
 - Downstairs:
 - Radiant floor heat (hot water)
 - Natural gas boiler, Prestige Trimax, new in 2016
 - Domestic Hot Water Tank, new in 2016
 - Circulator pump for quick hot water access
 - Broan Fresh Air Unit
 - Circulates air in the house bringing in fresh air
 - Aprilaire whole house humidifier, new in 2018
 - Steam based, no reservoir to clean
 - Only runs when in Geothermal is in heat mode
 - Programmable thermostats with additional temperature and humidity sensors
 - Upstairs has 2 heat/cool zones that use sensors to average temperature and humidity
 - Thermostats are on the wiring closet wall in unfinished basement
 - Downstairs
 - Each bedroom is a unique heating zone
 - Thermostat in each room
 - Family room is a unique heating zone, using sensor
 - Thermostat is on the wiring closet wall in unfinished basement
 - Unfinished storage is a unique heating zone
 - Thermostat is on the wiring closet wall in unfinished basement

Room Specifics Main Entry/Hall

- Floor: polished slate, hickory hardwood
- Walls: Textured drywall
- Entry Closet
 - Door: solid wood 4-panel, transom window
- Art niche with focused lighting
- Arched doorways

Formal Dining Room

- Floor: Hickory hardwood
- Walls: Textured drywall
- Cabinetry: Custom, Cherry, built-in
- Counter: Natural stone
- Hubbardton Forge Chandelier
- Art Niche with lighting
- Vaulted Ceiling

Main Kitchen & Nook:

- Floor: Tile
- Walls: Textured drywall
- Bookshelves, custom built-in, Alder
- Appliances:
 - Subzero 632 48" Side by Side Refrigerator with Ice Maker, front matches cabinetry
 - Wolf double ovens (30" wide)
 - Wolf 48" Range top: 6 burners and griddle
 - Stove Hood: Vent-a-Hood with 4 fans
 - Miele Dishwasher (stainless interior), full size, front matches cabinetry
 - KitchenAid Trash Compactor, front matches cabinetry
 - Sharp Microwave, built-in to cabinetry
- Main Sink:
 - Dual bowl Franke stainless steel sinks
 - Heavy duty reversible disposer
 - Grohe stainless fixture with pull-out hand sprayer
 - Integrated counter soap dispenser
- Prep sink:
 - Single bowl Franke stainless steel with prep bowl area
 - Grohe stainless with pull-out hand sprayer
 - Integrated counter soap dispenser
- Custom, commercial grade, pot water filler on island, high volume cold water
- Cabinetry: Cherry
 - Copious custom cabinets: dish drawers, pull outs for pots and pans, back lit glass panels on some doors, etc.
 - Large custom pantry cabinet with textured glass door
 - Xenon lighting above the cabinets
- Counters:
 - Engineered Quartz which are 25" and 28" deep
 - Back-splash: fully tiled
 - Under-cabinet fluorescent counter workspace lighting
- Large island, 11' x 4'4"
 - Bar-height and table-height seating
 - Varying heights for baking and food prep
- Direct glass paneled door access to upper patio

Service Kitchen/Service Hallway

- Floor: Tiled
- Appliances:

- KitchenAid 35" (full size) Side-by-side Refrigerator, with Ice Maker and chilled water
 - KitchenAid Dishwasher, full size (stainless interior)
- Large (The Whale) Franke stainless sink
 - KWC (Swiss) faucet with large sprayer
 - Disposer
- Cabinetry: Clear Alder
- Counters:
 - Corian, 25" and 23" deep
 - Back-splash: tiled
 - Under-cabinet fluorescent counter workspace lighting
- Direct glass paneled door access to upper patio
- Phone shelf custom built-in, Alder
- Hallway seat & shelf, custom built-in, Alder

Outdoor Kitchen, part of the house, 3 walled room with roof and access to Service Kitchen and Kitchen

- Floor: textured concrete
- Walls: Stucco and Tile
- Appliances:
 - Viking Grill Built-in 30", stainless steel
 - Viking Dual Gas Burner Built-in, stainless steel
 - Viking Exhaust Hood Built-in
- Fireplace (Kiva) - Built-in
- Counter: Tiled
- Ceiling Fan, Casablanca, multi-speed

Laundry Room

- Floor: Tiled
- Walls: Textured drywall
- Doors: Pocket, solid wood 4-panel
- Cabinetry: copious, Clear alder
- Hookups for washer & Dryer
- Counter: Corian
- Sink: Franke Stainless Steel
 - Grohe faucet with pull-out hand sprayer
- Clothes area
- Enclosed toilet stall
 - Floor: Tiled
 - Walls: Partially tiled and textured drywall
 - Toilet: Toto ADA compliant, extended bowl, Water Efficient (2 flush options)
 - Fan: vented to outside

Living Room

- Floor: Carpet
- Walls: Textured drywall with architectural accents, stone
- Cabinetry: custom built-in, Cherry
- Shelving: custom built-in, adjustable, Cherry
- Direct door access to upper deck
- Gas Fireplace, with stone hearth
- Casablanca Ceiling Fan/Light

- Direct glass paneled door access to the upper deck

Vestibule

- Floor: hickory hardwood
- Walls: Textured drywall
- Art Niches with lighting
- Decorative Ceiling with xenon lighting

Study

- Floor: carpet
- Walls: Textured drywall
- Interior Entry Door: 10-pane glass French door with transom window
- Cabinetry: custom, built-in, Knotty Alder
- Counter: Engineered quartz
- Vaulted Ceiling
- Art wall with focused lighting
- Closet

Upstairs Powder Room

- Floor: Tiled
- Walls: Textured drywall and partially tiled
- Doors: solid wood 4-panel, transom window
- Counter: Engineered quartz
- Sink: Kohler
- Mirror: plate glass
- Cabinetry: Custom, clear Alder
- Faucet: Newport Brass Custom faucet
- Toilet: Toto ADA compliant, extended bowl, Water Efficient (2 flush options)
- Fan: vented to outside

Master Suite - Closet

- Floor: Carpet
- Walls: Textured drywall
- Arched doorway
- Large hand-crafted storage and drawers, fluorescent lighting
- Ironing board, built-in (mirror on front)

Master Suite - Bath

- Floor: Tiled
- Walls: Textured drywall with architectural accents, partially tiled
- Door: solid wood 4-panel
- Linen closet with glass paneled doors
- Enclosed toilet stall
 - Door: solid wood 4-panel
 - Tiled floor and partial walls
 - Bookshelves with engineered quartz top
 - Toilet: Toto ADA compliant, extended bowl, Water Efficient (2 flush options)
- Dual Sinks
 - Kohler

- Newport Brass Custom Faucets
- Counter: Engineered quartz counter
- Mirror: plate glass, running length of sink area
- Cabinetry: custom, Clear Alder
- Shower: Two Person setup
 - Tiled
 - Custom Two-Door (frameless glass)
 - Hansgrohe fixtures
 - Separate water on/off and thermostat with safety stop
 - Bench with engineered quartz top
- Dual-sided gas fireplace (between bedroom and bath)

Master Suite - Bedroom

- Floor: Carpet
- Walls: Textured drywall with architectural accents
- Interior Entry Door: 10-pane glass French door with transom window
- Cabinets: custom, built-in, Clear Alder
- Bookshelves, custom, built-in, Clear Alder
- Dual-sided gas fireplace (between bedroom and bath)
 - Natural stone hearth
- Casablanca ceiling Fan/Light
- Direct glass paneled door access to upper deck

3 Downstairs Bedrooms

- Bedroom 1 & 2
- Floor: Carpet
- Walls: textured drywall
- Doors: solid wood 4-panel
- Bay Window
- Decorative Ceilings
- Hand-crafted custom closets with fluorescent lighting
- Jack & Jill Bath (share toilet and shower)
 - Floor: Tile
 - Walls: Textured drywall with partial tile
 - Shower: tiled with sliding glass doors
 - Hansgrohe fixtures with separate water on/off and thermostat with safety stop
 - Toilet: Toto ADA compliant, extended bowl, Water Efficient (2 flush options)
- Window that opens
- Separate vanities
 - Floor: Tiled
 - Walls: Textured drywall
 - Counters/Sinks: Corian counters with integrated sinks
 - Cabinetry: Clear Alder
 - Grohe faucets
 - Windows that open

Bedroom 3

- Floor: Carpet

- Walls: Textured drywall
- Decorative Ceiling
- Large closet, no customization
- Direct glass paneled door access to South patio

Downstairs Powder Room

- Floor: Tiled
- Walls: Textured drywall with partial tile
- Door: solid wood 4-panel
- Grohe faucet
- Counter/Sink: Corian with integrated sink
- Cabinetry: Clear Alder
- Toilet: Toto ADA compliant, extended bowl, Water Efficient (2 flush options)

Downstairs Bar/Kitchen

- Floor: Tiled
- Walls: Textured drywall
- Appliances:
 - Whirlpool 18.2 cu. ft. Refrigerator with Ice Maker
 - Whirlpool Dishwasher, 18" - built-in
- Sink: Franke stainless steel
 - Disposer
 - Grohe faucet
 - Integrated countertop soap dispenser
- Cabinetry: built-in, custom, Knotty Alder
- Counters:
 - Engineered Quartz Countertops
 - Bar height on one side counter height on cabinet-side

Family Room

- Floor: Carpet
- Wall: Textured drywall and stone
- Cabinetry: Built-in custom cabinets with wood countertop, All Clear alder
- Shades are room darkening for media room video setting
- Gas Fireplace
- Art wall with focused lighting
- Direct glass paneled door access to lower covered patio
- Hallway Closet
 - custom built-in
 - Doors: solid wood 4-panel

Pool Table Room

- Floor: Carpet
- Wall: Textured drywall
- 8' slate pool table with cues, balls, cover

Wine Closet

- Floor: Tile
- Walls: drywall

- Door: Glass paneled
- No radiant floor heat, room stays temperate
- Partially finished

Crestron Control System 3 Series:

<https://www.crestron.com/Products/Featured-Solutions/Crestron-Control-Systems>

Crestron Home:

<https://www.crestron.com/Products/Featured-Solutions/Crestron-Home/Experience>

Crestron HomeTime:

<https://www.crestron.com/Products/Featured-Solutions/Crestron-HomeTime>