

## **Home and Site Improvement Details**

1053 Pine Street, Steamboat Springs, Colorado

### **ARCHITECTURAL IMPROVEMENTS**

New construction garage/studio 2012-2013

Complete Remodel of Main Home 2015-2017

#### **FINISHES/FIXTURES**

##### **Studio**

- Custom cherry cabinets and built-ins with desk space
- Glass and ceramic tile in bath and backsplashes
- Built-in shelving
- Porcelain floor tile (12" x 24") over warm board radiant floors
- Caesarstone quartz counters in studio bath and workspace
- Krauss stainless steel utility sink

##### **House**

- Custom Alder cabinets in kitchen & mudroom
- Built-in shelving in walk-in kitchen pantry
- Custom Cherry cabinets in master bathroom & master closet
- Pental Quartz countertops in kitchen & mudroom
- Porcelain floor tile (12" x 24") over radiant subfloor
- Glass and ceramic tile work in bathrooms, kitchen and back splashes
- Kohler bathroom sinks and Krauss stainless steel kitchen sink
- Hansgrohe bathroom fixtures
- Toto toilets (also in studio)
- Kitchen Aid Refrigerator, Bosch Dishwasher, GE Cafe dual fuel range, Ravenna hood
- LG full capacity, steam washer/dryer

#### **HEATING SYSTEM**

- Triangle Tube Prestige high efficiency boiler for heat and domestic hot water
- New igniter, spark generator, motherboard, burner gasket, exhaust venting and wiring harness 12/2021
- In-slab radiant heat in garage & main house entry
- Main level subfloor radiant heat with metal transfer plates & insulation (upgraded 2018)
- Warmboard sub-floor for integrated radiant heat in studio
- Hot water baseboard 2nd floor main house
- Nuheat Infloor electric radiant in upstairs bathroom
- 60 gal water storage tank for domestic hot water
- Grundig Circulation pump in main heating system
- Two Grundig smart pumps added in 2018
- Circulating pump for hot water to studio to reduce lag time
- Nest Thermostats

#### **INSULATION**

- Hybrid with spray foam in ceilings (house & studio)
- Hard foam insulated panels insulating foundation
- Adjustable fan and vent in garage to control humidity

## CRAWLSPACE

- Venting (fan) with intake in main level guest room
- Insulated, lined & sealed. Conditioned and usable for storage.
- Radon Mitigation System

## WINDOWS

- All new Kolbe double and triple pane windows/window openings in house and studio to maximize views, natural light, and energy efficiency
- Triple pane windows in studio/garage
- Triple pane windows on north side of main house
- Double pane windows on south, east & west of main house
- Window coverings - Hunter Douglas Silhouette - powered, programmable shades in kitchen, living, and dining room
- Hunter Douglas manual shades on additional windows throughout home

## RAILINGS

- Custom steel railings in interior & exterior
- Cherry rail caps on railings inside home

## ELECTRICAL / WIRING

- New electrical panel in main house
- New electrical sub-panel in garage/studio
- Stereo wiring on main level of house
- Ethernet wiring in main, upper and studio

## PLUMBING / SEWER

- New sewer line/house to city main in 2018
- New plumbing (sewer & water) as needed for remodel in 2015

## FLOORING / DRYWALL / FINISHES

- Porcelain tile on main level of house & studio
- Wool carpet & tile upstairs
- Drywall & custom texture
- All new baseboard and window/door trim
- Structural beams and footers in crawl space to support main floor
- Steel beams in interior above main level for structural support

## LIGHTING / LOCKS

- Custom lighting including Tech Lighting throughout home
- Programmable Emtek keyless locks - all exterior doors (updated 2021)

## DOORS

- Metal & glass garage door with opener
- 5 panel solid wood interior doors

## BUILDING EXTERIOR

- Stucco & custom metal siding
- New soffit as part of 2015 remodel
- Detailing around windows & exterior material transitions
- Front & rear decks (rear deck & steps composite, front deck is wood)
- New roof garage/studio & entry/mudroom
- Asphalt composite shingles on entire home, mudroom, and studio

## **SITE AND LANDSCAPE IMPROVEMENTS**

2015-2021

### PATIOS AND HARDSCAPE

- Rear patio (pavers)
- Courtyard patio (matching pavers)
- Front driveway (pavers match other patios)
- Gravel patio and dry stack buff sandstone walls across Soda Creek

### REAR DECK

- Composite decking on rear deck and steps
- Seating/steps lead to rear patio and raised kitchen garden

### FRONT ENTRY DECK

- Wood decking on entry and front side deck
- Wood decking on second floor studio landing

### OUTDOOR ELECTRICAL

- Lighting fixtures for garage, studio landing, side courtyard, front deck and rear deck
- Three additional lighting circuits for future outdoor landscape and site lighting
- Outlets on rear deck, front deck, and driveway

### FENCING

- 6' double sided, cedar privacy fence in courtyard
- Open metal fencing to enclose rear yard
- Cedar privacy fence & gate on property across Soda Creek
- Privacy fence & gate on north side adjacent to house

### DRAINAGE & DRY STREAM BEDS & IRRIGATION

- Sub-surface drainage in courtyard
- Dry stream bed along north property edge
- Dry stream bed along Pine & Oak
- Multi-zone automatic irrigation system, including south side of Soda Creek

## WALLS

- Dry stack buff sandstone walls around home
- Raised vegetable gardens
- Dry stack buff sandstone walls on south side of Soda Creek
- Monolithic buff sandstone steps throughout front and rear yard

## PLANTING DESIGN & MATERIALS

- Low maintenance perennial beds
- Perennial color palette chosen to echo home interior
- 1,200+ spring bulbs
- Plant materials selected to attract pollinators
- 5 evergreens on south side of Soda Creek
- 30 clump aspen throughout front, side, and rear yards
- Scrub Oaks along Oak Street
- Amur Maple as specimen tree planting across Soda Creek
- Karl Foerster Feather Reed Grass along front driveway and in rear yard
- Small lawn areas
- Vegetable garden near kitchen (raised bed & irrigated)



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