

# 2329 Emerson Street

## Home Features:

- Beautifully renovated and restored from top to bottom! Brand new
- Brand new basement with 10' ceilings, large egress windows, heated floors, exposed brick, and custom cabinetry. A new 8" concrete reinforced foundation with a 54" concrete footer will keep this house standing for another century.
- Smart Home features:
  - Home entertainment system, complete with 2 Art TVs, 2 large screen TVs, RTI system with 3, built-in iPad remotes, rooftop projector screen, built-in speakers, etc.
  - Nest home security system with X cameras, Nest Doorbell, and smoke/CO detectors.
  - Smart exterior lights, locks, and doorbells.
- Rejuvenation lighting, Restoration Hardware fixtures,
- Gas fireplace with coal insert and blower with original tile and surround
- Original, working 8' pocket doors
- Quarter and rift-sawn white oak milled and kiln-dried in Colorado with random links up to 15 feet.
- Marble tile flooring in all bathrooms and mudroom.
- Working antique replica door hardware throughout
- Over \$175K in custom cabinets and appliances alone in this timeless 2019 remodel
  - The kitchen has:
    - Custom inset, shaker-style Crystal Cabinets with Rejuvenation un-lacquered brass hardware for a timeless look
    - Calacatta Gold marble countertops (mined in Colorado and also installed in Union Station)
    - Wolf 48" Dual-fuel range with 24" griddle. Pancake breakfast anyone?
    - Vent-a-Hood Pro Series 900 CFM Hood with 12" duct discharge
    - Sub Zero 36" Integrated Refrigerator Column
    - Sub Zero 36" Integrated Freezer Column

- Marvel 15" Professional Ice Machine
  - Marvel 24" Refrigerator Drawers
  - Wolf 24" E Series Microwave Oven
  - Two Bosch 24" Dishwashers
  - 5' Galley workstation sink with two Brizo Artesso Smart Touch faucets for fast clean-up.
  - Custom baking and spice pantry, appliance garages, and numerous other pull-outs for pristine kitchen organization
  - Island seating for six with additional cabinet storage underneath
    - 2 USB charging drawers
  - Custom mudroom bench with storage.
  - Custom basement family room bench with storage
  - Custom library shelving with drawers in the dining room.
- Two laundry rooms with newer front-loading washers and dryers (main bedroom and basement).
- Bathrooms:
  - Custom bathrooms with marble flooring
  - To period lighting from Rejuvenation
  - Medicine cabinets for additional storage at every sink.
  - 2nd-floor bathroom has heated floors
  - Restoration un-lacquered brass hardware in the basement and first-floor bathrooms
  - Delta hardware in 2nd-floor bathroom
  - All plumbing is Uponor pex/copper supply and ABS waste plumbing
- Commercial-grade TPO membrane roof with skyline and mountain views.
- Built-in Sports Afield Haven Series 24 cubic foot fire-rated (75 minutes @ 1400° F), waterproof (in 2' for 7 days), safe
- Hunter Douglas window treatments
- Master bedroom Ipe wood deck for lounging and outdoor movies, with great views.
- Andersen A-Series windows strategically placed leaded glass for maximum privacy and light.
- Yard:
  - Over \$25k in Ipe wood decking
  - Professionally designed landscaping dotted with trees and perennials,

- Front and back (independent) Sprinkler system on a Rachio smart controller and perennials for more time in the mountains and less time on yard work.
- Brick columns with smart-controlled gas lanterns for historic lighting
- Brick patio with integrated trench drain

### **Amenities:**

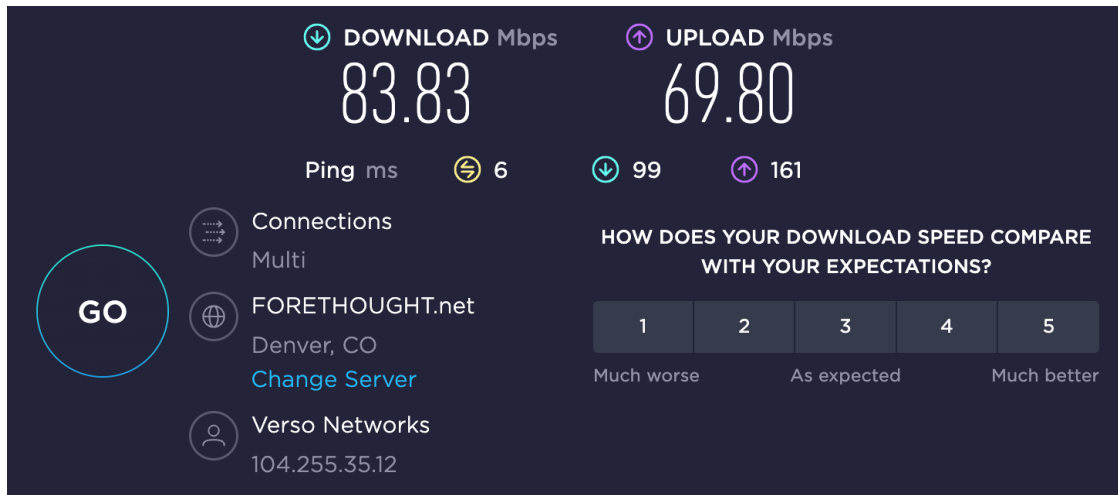
- City and mountain views. Catch the Coors Field Fireworks from the rooftop deck!
- Walkscore® of 88, Bikescore® of 97!
- 1.2 miles to Rockies games or catch a game at McGregor Square
- 5 blocks to the nearest Light rail station
- 0.9 miles to City Park, home to the Denver Zoo, Denver Museum of Nature and Science, and the newly renovated City Park Golf Course.
- 1.2 miles to downtown Denver and 16th Street Mall
- 1.3 miles to the Capitol
- 1.5 miles to the A-train to get to DIA
- 1.7 miles to Union Station

### **Mechanical Upgrades**

- **Electric**
  - New 400amp service into a CT (current transformer) in the garage.
  - Underground electric service to the house
  - 125 amp sub-panel (garage)
  - 225 amp sub-panel (mechanical room)
  - 125 amp sub-panel (server/storage room)
  - GFCI rated breakers
  - All electrical updated to Romex wiring, GFI breakers, and arc fault breakers
  - Lutron dimmers throughout and several Lutron Caseta smart dimmers w/ wifi control.
  - Exterior electrical plugs in the front and back yard on smart dimmers to allow exterior lighting on timers
  - Exterior path lighting, front and north side of the house
  - Future home runs run to the roof and terminated in the attic

- 2" tube from the mechanical room to the north exterior metal chase for future runs to the roof
- **Low Voltage**
  - Over 6,000 feet of CAT 5 & 6 cabling throughout the house and garage
  - Server/storage room whiteboard for cabling termination
  - Ethernet terminals in strategic locations for IT and entertainment
  - COAX cable terminations (do not currently use) most bedrooms and office
  - 2" "smurf tubes" that run from server room > mechanical room > behind 75" basement TV for future cable runs and/or upgraded cabling
  - Recessed ceiling speakers in Kitchen, dining room, living room, and basement bedrooms. There is wire roughed in the mudroom for future speakers.
  - The family room is wired for 5.1 surround sound with a basement 10" sub-woofer installed in the east wall behind the couch.
  - 3 wall-mounted iPads (main bedroom, kitchen, and family room) that control all AV features of the home. This is custom programmed with RTI technology and can be changed to the new owner's preferences. We have a great tech who knows the system and can accommodate the new owners.
  - Rack includes:
    - 3 apple TVs
    - 3 Sonos connects
    - AVPro Connect 4k switching (allows TVs to run in sync on the main floor
    - Marantz NR1504 receiver - main bedroom
    - Marantz NR 1608 receiver - family room
    - RTI AD-8X Audio Distribution System - controls all in-ceiling speakers
    - Sonance DSP 2-150 - Controls and powers the in-wall sub in the family room
    - Sony Blu-ray player
    - Unifi 24 rack switch
    - Surge protectors and power routing

- Ubiquiti Unifi commercial network installed and running that include:
  - 5 wireless access points (2 in the basement, 1 main floor, 1 2nd floor, and 1 in the garage) that allow wifi from the street to the alley and in all rooms of the home.
  - 1 US-24-250w switch
  - 1 US-24-G1 rack switch
  - 1 UDM Pro Console (access point, firewall, and hard drive)
  - The network is set up on UniFi OS and runs via the UDM Pro via cloud software for backups and network access and monitoring.
- Nest/Google
  - Video doorbell - front door
  - Yale smart locks integrated with Google Nest. There are no keys to this home!
  - Exterior cameras w/ cloud recording for 30 days (subscription required)
    - Front door/yard
    - Back door/yard
    - Garage - interior
    - Alley south view
    - Alley south view
  - Internet is via WiFi Hood with a static IP address and the antenna mounted on the garage, cabling is run underground to the main house. The cost per year is \$999 (discount paying yearly)
  - Able to switch to Centurylink or Comcast very easily
  - Current download/upload speeds are:



- **Plumbing**

- New ABS plumbing throughout to home
- New ABS sewer line to the city tap with multiple cleanouts
- 8' oversized ejector pit with two pumps (primary and backup) and alarm system
- iSpring home water filtration system with bypass includes:
  - WGB32B 3-Stage Whole House Water Filtration
    - 2 - 5 micron carbon filters
    - 1- 5 micron sediment filter
  - WSP-50L Reusable Whole House Spin Down Sediment
  - UVF55 Whole House 12GPM 55W UV Disinfection System/Ultra Violet Sterilizer
- 1" copper main water line to city meter (No lead piping contrary to what Denver Water says)
- American Polaris High Efficiency, 100,000 BTU hot water heater (domestic & radiant)
- Radiantech in-floor radiant heat in the entire basement
- Uponor pex water lines and some copper throughout the home
- 3/4" copper water supply line roughed into the garage from the main house (for future use)
- A waterline installed to the roof for compressor and roof cleaning (needs to be winterized).
- The waterline on the Lani (main br deck) needs to be winterized since it runs through the unheated parapet wall.
- Water line for an espresso machine

- Water line for the freezer (unused since we installed an ice machine)
  - Floor drain under ice maker
  - Floor drain in the mechanical room
  - Floor drains in both laundry rooms
  - Foundation drain with sump pit and pump in the west basement closet that ejects to the exterior underground drains that daylight in the alley
  - 2 backflow preventers - one by the gas meter for the front yard and one on the SW corner of the mudroom exterior.
  - Underground gas lines to all three post lamps with a shutoff by the gas meter.
  - Stubbed gas line in the center underneath the front deck for future fire fixture if desired.
  - Stubbed gas line to the north side of the house adjacent to the irrigation box in a separate box. We installed this as there was a discussion to build a communal deck between both houses with a gas feature for grilling and a fireplace. The neighbors are still for it but we decided to give the new owner the final say before anything was accomplished.
  - 2 key controlled gas valves on the Lani and one stubbed line for future roof service. All three have a main shut-off valve that is behind the range and access underneath without moving the range.
- **HVAC**
    - American Standard Furnace (3 years old) and Compressor (on the roof) that heats and cools the main floor and basement via central ducting which was all newly installed during the 2019 renovation.
    - Radiantech in-floor radiant heat (in basement slab) with four zones.
    - Ducted Mitsubishi mini-split for upstairs heating and cooling (all rooms except the master). All ductwork was installed during the 2019 renovation and is accessible via the roof hatch.
    - Mitsubishi ceiling cassette for main bedroom heating and cooling with little orange ejector pump fail-safe to turn the unit off if it fails.

- Enviro gas fireplace with blower (coal) in the living room. This unit will actually heat the living room, dining room, and majority of the upstairs (heat rising in the stairwell)
- Active radon mitigation system in the mechanical room. Before installation ratings were 3 pCi/L (under EPA's recommendation of 4.0 pCi/L prior to installation and under 1.0 pCi/L after installation. It was really unnecessary but we opted to install it since it was easy to do during construction for a minimal extra cost.
- **Exterior**
  - Underground drainage system for the roof and trench drain that daylight in the alley
  - Two 2" sleeves from the garage to the house (one interior to the basement the other exterior for future use)
  - Underground sleeves under the sidewalk to the right-of-way for future use
  - Two sleeves to all three posts, one for the gas line and the other for the electrical. All three daylight to the yard for future access.
  - All brickwork has 18" concrete footers to prevent freeze/thaw cracking and haven't had any issues since the install
  - Custom recessed metal window well grates to integrate into the decks
  - Bricked front window well with metal egress ladder and locks