



SLIFER

SMITH &

FRAMPTON

**Forbes**

GLOBAL PROPERTIES

# 1275 SILVER TIP LANE

Evergreen, Colorado



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## Capital Improvements :

- Approximately 50 new windows installed throughout main areas of the house and the pool area
- Replaced all skylights (approximately 15)
- Re-roofed the entire house, including all new underlayment; applied membrane coating with 20 year warranty
- Painted the entire house with Benjamin Moore Rainy Afternoon
- Added copper gutters around the perimeter of the main house and library room with corresponding copper downspouts
- Replaced old hot tub with new MasterSpa luxury hot tub
- Added whole house water treatment system (anti-scaling and UV disinfection)
- Added Reverse Osmosis system for kitchen
- Upgraded boiler system for domestic hot water and in-floor radiant heat system with 2 new Lochinvar Knight boilers, new variable speed pump, and new valve system
- Reinsulated all attics
- Installed exterior and interior high definition, power-over-ethernet 16 camera security system
- Added new fuse panel and 220 voltage to garage for electric vehicle charger and kitchen upgrades if needed
- Added Starlink internet and hard wired 300 feet of CAT6 cable to maintain signal strength throughout the property
- Upgraded the swimming pool mechanical equipment with new valves and an autofeed bromine system
- Replaced / upgraded whole house vacuum
- Replaced carpet in main hall and four en suite bedrooms

## Maintenance Investments:

- Extensive masonry work throughout exterior of the property including two new chimney caps
- Rebuilt the interior water feature
- Installed new well pump and motor control
- Extensive arborist work for tree health and fire mitigation
- Various plumbing upgrades
- New weather stripping and thresholds

## Other:

- With County and HOA approval, adjusted property line between 1275 and 1325 Silvertip to ensure that all improvements were solely on 1275, leaving 1325 as a completely separate, developable lot

