

## 31655 Sugar Ridge Road Renovation Details

...*Complete renovation down to the studs*

### Plumbing:

Installed water softener tank

New boiler

Water pressure pump installed

New water expansion tank

Steamist Steam Shower system

New venting system for laundry room dryer

### Electrical:

Recessed lighting throughout (no floor or table lamps needed with the abundance of recessed lighting)

Every light fixture and recessed can light is new inside house and entire exterior

All new electrical throughout house, camera door bell

Custom lights in kitchen and master bath, master bedroom wall mounted reading lights

Stair lights for walnut treads

Under cabinet lighting throughout kitchen, laundry room, gym and master bathroom

Electric heated floors on second floor in each bathroom and upstairs mudroom

Uplighting on each beam

All lights are LED and each light has a Lutron Maestro dimmer switch associated with it

All new ceiling fans in master bedroom, master bathroom and great room

Each bathroom has silent moisture sensing fans

Towel warmers in three bathrooms

Gym electrical set up for any type of treadmill, elliptical, etc. 220v and 110v

Nest system throughout house including smoke detectors and radiant heat climate zones

Zirkel Wireless upgraded internet including directional dish for more efficient WiFi and connectivity that is now seamless throughout the house

Floors/tile:

Organic Chai Oak Hallmark reclaimed hardwood floors through main downstairs area

Organic substantial board variation, floating engineered European oak (had to be floating on top of heated slab floors) varying lengths and widths

Limestone large format tile in front entrance, master bathroom and master bathroom walls

Large format textured porcelain tile in laundry room, gym bathroom floors and walls

All new carpet and stain resistant carpet pad through upstairs great room, hallways and four bedrooms

Large format porcelain tile in both upstairs bathrooms and on bathroom walls

Large format Steel finish tile featured in great room

Heated upstairs bathroom floors with electronic touch pad system in each

Gym has super durable anti-slip rubber tiles, professionally installed

Kitchen-quartz throughout (two islands with waterfall design, desk area, wine area surface)

Gym-quartz counters

Laundry room-quartz counters

Master closet-Island counter top

Master bedroom hallway-quartz counters

Upstairs family room-quartz counters

All bathroom vanities-quartz tops

Shower seating-quartz benches in steam shower and master bath

Stairs and railings:

Steel stringer with steel railings and cables

Solid 3 inch walnut treads and large solid walnut lower landing

Beams:

Removed wood veneer (by hand scraping), hand sanded and custom painted white washed beams, coated and painted steel joists, LED uplighting on each beam with corresponding dimmer switches on both floors

Barn wood wall kitchen shelves:

200 year old barn wood used for upstairs wall with artistic barn door cut out on steel roller system leading into mudroom

Reclaimed barn wood, custom cut and under shelf lighting mounted in stacked stone kitchen wall

Tile/stone:

Gym-exterior wall is floor to ceiling full dry stacked stone

Kitchen-dry stacked stone on two walls and on one island

Fireplaces (x2)-dry stacked stone

Great room wall-Large format Colorado buff stone (dry stack)

Appliances:

Subzero full size fridge with commercial pull

Subzero full size freezer with commercial pull

Subzero built in commercial upper grill to combine both units (Fridge and freezer)

Subzero upstairs mini fridge

Subzero full size wine fridge

Wolf in-island drawer microwave

Wolf full size double ovens (stacked)

Wolf warming drawer

Wolf six burner range with red dials

Best brand exposed stainless steel hood

Two ASKO (Subzero/Wolf partner) full size in-island dishwashers

Samsung front loading XL steam washer and dryer (fits three loads in each machine) New in 2025

Doors/trim:

Every door has Emtek door hardware

Office entry door is secured with Emtek padlock/finger print door hardware

Office closet/loft door secured with Emtek padlock/finger print door hardware

All interior doors are Masonite solid core doors that were sanded, painted, reframed and hung-chosen for durability and reduced sound

Custom doors--8ft gym pocket door, 8ft garage door, master bedroom 8ft door, front door is custom herringbone design made from white oak, stainless steel custom pull and roller hardware to stay secure (also stained and wall entry reframed for much larger door install)

All exterior doors are new including upstairs mudroom which they cut a new entrance for future patio/hot tub area

Master bedroom barn door-200 year old barn wood made by an artist and custom steel pull ordered from Stêl in Steamboat

All trim new throughout home (base and case) all poplar wood which was cut, sanded, painted and installed

Drywall:

New throughout

Demo:

Demo of all walls, trim and doors, electrical, front breezeway entry, kitchen, four bathrooms, office, garage, laundry, great room, six bedrooms, closets, solid wood spiral staircase, upstairs family room, two fireplaces, all floors, exterior stone fence, upstairs deck, excavation of pond

Paint:

Custom paint and caulking throughout every drywall surface in home

Painted new interior and exterior doors throughout house

Painted, sanded and caulked new poplar trim throughout

Custom stain on benches in both upstairs and downstairs mud rooms

Custom stain on front entry door

New paint on all windows

Beams-custom white wash finish

Glass:

All showers have glass and doors installed by Geiger Glass

Three barn door shower glass systems

One steam shower fixed glass door and shower system

Gym full wall custom cut mirrors

Gym/hallway interior windows (x2)

Upstairs bathroom shower windows (x2)

Soundboard/sound proofing:

Installed in all bathrooms, gym, laundry room and office walls and ceilings

Cabinets:

Custom Schroll cabinets made in Wyoming-dovetail joint construction, easy/quiet close throughout kitchen, gym, laundry room, mudroom, second master

Long modern pulls on all cabinets

Custom closets in all five bedrooms:

Master closet installed by Mountain Sky Closets-drawers, island, doors and shelves

Kids rooms (x2) installed by Mountain Sky Closets

Second master and bunk room

Steel:

Cactofab steel design throughout

Steel detail on dining area step, living room step down, kids custom barn doors and hardware, upstairs barn door system, master bathroom barn door system, upstairs railing facade detail

Stair lower landing steel detail

Custom radiant heat base board steel covers throughout home

Steel finish on exposed steel kitchen beam and post

Custom steel ladder in office loft closet

Fireplaces:

Both feature Colorado buff hearthstones and 200 year old barn wood mantels

New fireplace gas inserts with remotes

Mechanical room:

Installed water softener tank

New boiler

Water pressure pump installed

New water expansion tank

Steamist Steam Shower system

New venting system for laundry room dryer

Restoration Hardware:

(\$110k+) Bunk beds built in (x2) bunk room, dresser/cabinet built into day bed in second master, light fixtures (interior and exterior), mirrors, all bathroom vanities, decor and furniture throughout

Window Treatments:

Blackout blinds in all upstairs bedrooms

Custom blinds installed in upstairs family room to regulate sun exposure

Garage:

New custom steel garage doors (x3) All Access Garage Doors

New garage door opening systems (quiet and smooth)

Temperature sensing automatic heater--ceiling mounted

Drywall throughout

Recessed lighting throughout

Paint throughout

Storage cage systems--ceiling mounted

Bike racks, ski and snowboard organization, snowmobile gear hanging system, landscaping and tool racks and organizational system

## Security:

Full ADT alarm system including outside sirens, glass break sensors, touch pads in master, office and mudroom, car remotes and ADT security network access

## Exterior:

New Colorado buff stone throughout house exterior and retaining walls

New wood siding throughout

Steel beams and finishes

New front entrance and roof

Stamped concrete along the front of the house and entrance

New boulder retaining wall garage side

Invisible fence around majority of property

Exterior light fixtures (restoration hardware)

New paint on all exterior surfaces

Commercial grade rubber deck tiles professionally installed on upstairs deck

Installed/extended more heat tape on roof

Landscaping

Pond excavation

Architectural drawings for future landscape and hardscape

Fire mitigation

Tree and brush clearing and trimming

Culvert dug and installed under outdoor fire pit area

Leveling, dirt, gravel for fire pit area

Demo and removal of outdated stone front fence

Trail system throughout property

Sod

Steel facade for boiler exhaust stack

Subs/contractors:

Design consulting (LNG) General contractor (LNG) Project Management (LNG)

Delivery and materials management (LNG) Cross Mountain Plumbing

Matt Crawford (Countryside Electric) Drew Hyde (tile)

Bob Downs (tile)

Jesus Garcia (Masonry)

McStructures Unlimited (demo, framing, carpentry) Haydn Fenwick (drywall)

Cactofab (steel) Bartels Paint (painters)

Geiger Glass (windows, showers, mirrors) Mountain Sky Closets

Alpine Kitchen Design (Appliances, cabinets) Hot Stuff Hearth and Home (fireplace inserts)

Native Excavating (Excavation, leveling, landscape/hardscape architectural drawings)

All Weather Services (tree clearing, etc.) Northwestern Supplies (custom doors)

Alpine lumber (framing lumber, doors, building materials, hardware, etc.) Pat West (carpet)

Ben's Blinds

All Access Garage Doors

Ferguson (Neal Smyth--plumbing fixtures) Restoration Hardware

Paramount Designs (tile, hardwood floors, Emtek door hardware) Yampa Valley Designs (carpet, carpet pad and grout, caulk)

Scott Myller architectural plans (for upstairs addition--paid for but never used)

Gerber Berend conceptual ideas (for upstairs addition--paid for but never used)