

HOME UPGRADES- 481 Boundary Lane, Carbondale

***A TRULY RARE OPPORTUNITY TO OWN ONE OF LESS THAN 6 PROPERTIES IN RVR THAT BACKS
RIGHT UP TO THE CRYSTAL RIVER. AND NO OTHER HAS THIS UNOBSTRUCTED VIEW!***

Garage:

Ceiling Mounted Heater with Thermostat
Oscillating Fan
Sonos Speaker for Music
55" Flatscreen TV
Professionally installed Epoxy Floor
Professionally installed Cabinets, Soft-Close Drawers
Professionally installed Wall/Tool Organization Panels
Tankless Hot Water System
Humidifier
(4) LED Shop Lights Make the Area Very Bright
Insulated Garage Doors with Windows
220V EV-Ready Outlet
Drywalled, Textured, and Painted Walls and Ceiling
(2) Liftmaster Security Belt Driven/WiFi Operated Closers

Kitchen:

MASSIVE Kitchen Space
Kitchenaid Professional Grade Appliances
48" Built-In/Panel Faced Frig/Freezer
Stainless Steel Double Convection Oven
36" 6-Burner High BTU Stainless Steel Gas Cooktop
Custom 36" Copper Hammer-Finished Exhaust Hood
Ultra-Quiet Dishwasher
Oversized 28" Wide Silestone Sink
Custom Pantry with Soft-Close Drawers
HUGE Center Island with 2 1/2" Thick
Live-Edge Granite Counter
Extensive Use of Soft-Close Drawers
Beautiful Tile Backsplash
Custom Suspended Shelves with LED Lights

Great Room:

Gorgeous 44"x36" Remote Controlled Fireplace with
Hammered Black Metal and Glass Front
Floor to Ceiling Stone Façade with Sitting Hearth and
Hand Hewn Antique White Oak Beam Mantle
Extra Large Ceiling Fan on Remote Control
Custom Made Floor to Ceiling Drapes
Massive Wall of Windows for Ultimate View of River
Large 17'x16' Sitting Area
Custom Recessed Lighting
(2) In-floor Electrical Outlets for Convenience Lighting

Entry:

Large Coat Closet

Front Porch:

Timer Controlled Infrared Heater
Drip Lines to Hanging Pots
Covered with Metal Roof
8 Ft Tall Solid Wood Entry Door
Stamped Concrete Porch
Exterior Lights on Timer Switch

Back Patio:

7' x 7' Bullfrog Hot Tub
64" Round Custom Made Table with Inlaid
Tile and Gas Flame Fire Pit
Stamped Concrete Pad
Custom-Shaped and Extra Large Patio
(3) 48" Infrared Heaters on Timer
INCREDIBLE VIEW OF THE CRYSTAL RIVER
Remote Controlled Awning
Pull-Down Sun Screen
Drip Lines to Hanging Pots
5' Tall Privacy Fences on Each End of Patio
Covered with Metal Roof

Main Level Half Bath

Waterfall Granite Counter
Custom lighting
Window
Whisper Exhaust Fan

Primary Bedroom:

HUGE 16'x15' Bedroom
Ceiling Fan
Large Windows to View River From
Custom Bedside Pendant Lights
USB Convenience Bedside Plugs
Remote Controlled Black-out Blinds
High End Carpet and Padding

Primary Bath:

Radiant Heated Tile Floors
Custom Enclosed Marble Shower
Extensive Use of Custom Lighting
Custom Wall Niches
Granite Counter Tops
Makeup Counter and Drawer
Custom Cabinets
12 1/2 Feet Long Counter Length
Dual Sinks

Game/Accessory Shelves
Natural Stone Wall for Art Display
Oversized Walk-In Storage Closet

Laundry:

Great Counter Space with Quartz Countertops
Stacked Washer/Dryer
Custom Tile Floor
Substantial Upper and Lower Storage Cabinets/Drawers
Hanging Clothes Bar
Efficient Pocket Door Entry

Stairway to Upstairs

Wood Stairs and Risers
Decorative Wire Incorporated in Place of Rails
Aesthetic LED Lighting

Craft Room:

200 Sq Ft Area Above Garage
Carpeted, Paneled, and Finished
NOT Included in Square Footage Measurement
NOT Heated or Air Conditioned
Functional Window for Fresh Air
Lots of Natural Light, Making the Space a Delight to Work

General Home Highlights:

Distressed White Oak Engineered Wood Floors in
all areas except Bedroom, Laundry and Bath areas
Hand Troweled Textured Walls
Recessed LED ceiling lights. Most Are On Dimmers
High Efficiency HVAC/AC Unit
Andersen Casement Windows Throughout Home
Custom 9' Wide x 8' Tall Andersen Slider to Back Patio
Extensively Used Solar Powered Blinds Throughout
8' Tall, Solid Core Doors Throughout
Sonos Music Run in Every Bedroom, Living Spaces, Garage
Back Patio, Primary Bath, & Garage
In-Wall Security Safe
Vaulted Ceilings
American ADA Size Openings for All Main Floor Doors
All Front and Back Landscaping and Watering Maintained
By Boundary HOA Dues
All Exterior Roofs, Siding, Community Greenspaces, and
Insurance is Maintained by Boundary HOA Dues
This is the PREMIER Homesite for Watching the Crystal River
Views and Activities Like, Rafting, Fishing, Sunsets, Etc
A Bird Lovers PARADISE! Bald Eagles, Hawks, Geese, Ducks
Small Birds, Osprey, Blue Herons, and More Make This
Backyard Their Resting and Nesting Spot!!!
Deer and Foxes are regulars in the area in the backyard
Easy Access to the Rio Grande Bike Trail is Out the Driveway

6 Drawers Per Vanity

Primary Closet:

Oversized 11'x 6.5' Walk-In Closet
Custom Closet Organization System

Exercise Bike Loft:

8'x8' Open Loft Area Overlooking Great Rm
Mounted 42" TV
Bright and Light with Surrounding Windows

Main Loft Area:

Great Space for Desk and Bookcases
Measures 17'x7'
Overlooks Great Room, Kitchen, Entry, River

Southwest Facing Secondary Bedroom:

HUGE Bedroom Overlooking the Crystal River, Mt.
Sorpris, and the RVR Golf Course
Walk-out Balcony with BEAUTIFUL VIEWS
USB Convenience Bedside Plugs
Custom Drapes and Blackout Blinds
High End Carpet and Padding
Ensuite Master-Sized Bathroom with Custom
Shower with Rain Head, Bench, Floor Tile,
Quartz Counter Top Vanity, Specialty Lighting

Northeast Facing Secondary Bedroom:

Another HUGE Bedroom with Ample Room for a
King Size Bed.
USB Convenience Bedside Plugs
Walk-In Closet
Ensuite Bathroom with Custom Floor and Wall Tile
Cast Iron Bathtub with Storage for Shower Products

Homestead Grille, RVR Golf/Practice Range, and the RVR Community Pool and Rec Center are all just up the street of the property...LITERALLY