

## 226 S Ridge St. Features Sheet

### The Team –

- Architectural Design by Doug Allen of Allentown Homes and Renowned Local Architect, Marc Hogan. <https://bhpartners.com/>
- Construction by Doug Allen of Allentown Homes based in Colorado Springs.
- Newly Built in 2014 with the original owners, never rented

### Location –

- Incredibly Convenient Location in Breckenridge for Walkability to Town, Ski Resort, and Trails
- One Block from Downtown Breckenridge Main Street
- Easily Walk to over 60 Restaurants
- FreeRide Breckenridge Bus Stop Right out the Front Door
- .25 Miles from Widespread Single-Track Hiking and Biking Trails via Carter Park, Moonstone Trail, Barney Ford, etc.

### Main Level Living:

- Open Concept Living Room
- Multiple Entertaining Areas with a Kitchen Island, Breakfast Nook, and a Formal Dining Area
- Ceilings Accented with Wood Beams from Reclaimed Wood in Telluride and Gunnison
- Wide Plank Hickory Hardwood floors, including Stairs
- Custom Stone Gas Fireplace
- Solid Core, Alder Door and Trim Throughout
- Pella Designer Series Windows with between-the-glass shades.
- Double Doors to Easily Access Outdoor Grill Patio off the Dining Room
- Wrap Around Front Deck with Beautiful Seating Areas
- Powder Bath on the Main Level with a Stone Accent Wall
- Mud Room with Built-In Storage for Winter Gear and Custom Wood Barn Doors
- Barz Decorative Hardware custom ski hooks (Silverton, CO)
- Access to the Garage ½ Flight of Stairs from the Main Level
- Custom Ski-Cable Hand Railings

### Outdoor Living:

- .10 Acre Corner Lot with Mature Aspen and Pine Trees
- Flagstone Patio with a Built-in Gas Grill
- Wraparound Front Porch with Views of Town and the Ten Mile Range
- Complete Fenced-In Yard with Wrought Iron Fencing
- Lush, Green Lawn for Outdoor Activities
- Native Rock and Perennial garden beds along the fence perimeter
- Professional Landscaping with Drip Irrigation System

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### Gourmet Kitchen

- Jenn-Air Pro-Style Stainless Steel Double Wall Oven
- Jenn-Air Built-In, Counter Depth Refrigerator
- Jenn-Air Pro Style 6 Burner Gas Cooktop
- Jenn-Air Stainless Steel Dishwasher
- Stainless Steel Farmhouse Sink
- Knotty Alder Cabinetry
- Under Cabinet Lighting
- Leathered Granite Island Countertop
- Quartz Kitchen Counters
- Mixed Slate and glass Mosaic Tile Backsplash
- Barz Decorative Hardware custom cabinet knobs (Silverton, CO)

### Luxury Retreat Primary Bedroom

- Spacious Primary Suite
- Private Balcony with Expansive Resort Views
- Natural Gas Fireplace
- Vaulted Ceilings with Overhead Fan
- Walk-In Closet
- Double Vanity with Granite Countertops
- Custom Floor to Ceiling Tile
- Large Walk-In Shower with Rainfall Showerhead

### Lower-Level Guest Suites and Laundry Area

- Spacious Guest Bedroom with a Walk-in Closet
- En-suite Jack & Jill Bathroom connecting Guest Bedroom and Bunk Room
  - o Wood Porcelain Tile Accent Wall
  - o Walk-in Glass Shower with Mosaic Tile Floor
- Bunk Room with Unique Personality
  - o Custom Built-in Bunk Beds, queen on Bottom, full on Top
  - o Corrugated Metal Wainscoting
  - o Tongue and Groove Wood Ceiling
  - o Industrial-style cage light fixture
- Laundry Room with Full Utility Sink and Cabinetry
- Maytag Maxima XL Front Load, High-Capacity Washer and Dryer

### Basement Level Bar & Entertainment Area

- Full Bar Custom built by Twenty1five out of Colorado Springs, Beautiful Craftsmanship that make this a Piece of Art
- Distressed steel bar front with raw steel edge banding - uniquely one of a kind

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- Reclaimed wood bar top with steel riveted edging
- Built-in wine fridge/beverage cooler
- Diamond lattice wine rack with substantial bottle storage
- Open shelving for glassware and spirits
- Large format slate tile flooring that transition organically to carpet in the lounge area
- Dedicated Theater/Lounge Area
- Separate Game Area with Foosball Table
- Fourth Bedroom Located on this Level
- Full Guest Bathroom with Bathtub, Vessel Sink, and Floor to Ceiling Porcelain Tile
- Barz Decorative Hardware custom ski cabinet knobs (Silverton, CO)

### Mechanicals:

- Control4 Home Audio System throughout
- High Efficiency, In-Floor Radiant Heating System with Four Zones
- Large Mechanical Room for Easy Access
- Insulated, Oversized, 2-car Garage with large garage door (8.5' H, 16' W)
- Fiber cement (HardiePlank) lap siding in sage green with white trim
- Mixed Roof with Standing Seam Metal Roof on the porch and bump-out sections, Architectural Shingle on the Main Roof
- Garage Siding with Reclaimed Wood, Metal roof and Barn-style X-brace doors
- Additional 2 Parking Spots on Driveway – Ample Parking for Downtown Breckenridge!