

## 864 W Mulberry St | Home Highlights 4 BD | 3.5 BA | 3,039 SF

### UPDATES

- Total Home Renovation | Value ~\$350k
- Kitchen and Main Floor Renovation by Melton Construction | ~ Value \$200k
- New windows 2014
- New window treatments 2022 (Hunter Douglas)
- New lighting & door handles
- Finished basement ~\$50k
- Professionally landscaped yard ~\$70k
- Wired speakers throughout, Bose speakers in basement included
- New flooring and paint throughout home

### KITCHEN

- La Cantina retractable window w/ built in screen and automated Wi-Fi-enabled window treatments
- Custom stainless-steel bar at kitchen window
- Kitchen renovation | value ~ \$200k
- Sandstone tile on island valued at \$10k
- Miele coffee machine – integrated into cabinets with plumbing
- Flat panel cabinets: Dynasty by Omega
- Full extension and soft close cabinets
- Quartz countertops
- Thermador Appliances
  - Tower style: Freezer & Fridge
  - Dual Fuel Six burner Pro Grand gas stove
  - Wine fridge
  - Pro Grand Dishwasher

### FLOORING + FINISHES

- Acacia hardwood floors
- Custom metal railings
- Flat panel baseboards

### MAJOR SYSTEMS

- New HVAC, Water Heater, AC | 2013
- Whole house fan, humidifier | 2013
- Whole house water filtration | 2019
- New second electrical panel
- New Roof | 2019 ~\$35k
- Whole house Nest system
- New attic insulation | 2022

### MASTER BEDROOM + BATHROOM

- Custom cabinetry in primary bathroom
- Radiant heat floors by Schluter Ditra Heat
- Japanese soaking tub
- Hansgrohe fixtures
- Custom closet
- Custom storage outside Master on Landing

### OUTDOOR LIVING + GARAGE

- 3 car garage
- 2 sheds on concrete pads
- New complete backyard fence 2019
- Ozone/chlorine free hot tub 2019
- Gas fireplace w/3/4" gas line
- Serving bar connecting kitchen to yard
- Outdoor solar lighting with indoor light switches
- Built in gas line for BBQ
- Hardwired backyard lighting system with solar timer
- Ash trees – treated for the last 4 years
- Two raised redwood garden beds (10x4) in front side yard
- All gardens and lawn Rachio irrigation system

### DINING ROOM

- Removed wall between kitchen & dining room, installed new sliding door to backyard, and raised the ceiling
- Vonn Chandelier | value ~\$1,000

### BASEMENT

- Finished basement | Value ~\$50k
- Egress windows
- Custom Storage Closet
- Full bathroom & laundry room
- Radon mitigation system 2015

### MUDROOM

- Custom built-ins
- Built in refrigerator

### GYM

- High density gym flooring
- Heat + AC & TV hook up
- Hooks for gym equipment

WEBSITE: <http://tours.visutour.com/864-w-mulberry-st/>

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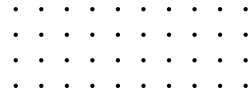


Centennial Heights  
864 W. Mulberry St | Louisville, CO

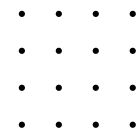
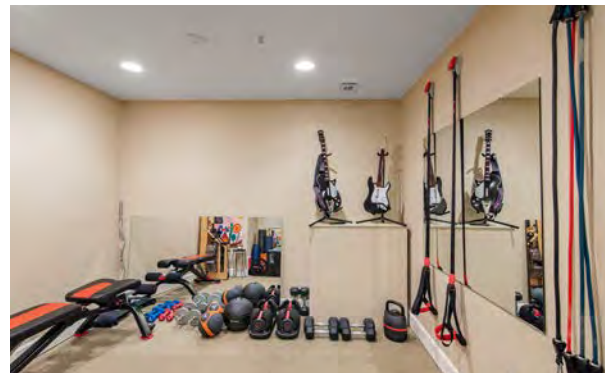
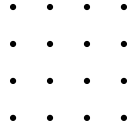


Modern Sophisticated Design | Luxury Finishes  
 Connected Living Spaces | Private Outdoor Oasis

Featuring a desirable layout, clean modern finishes and quality craftsmanship by Melton Construction, this tastefully updated home will delight you. The open floor plan design is accentuated by tall ceilings and an effortless flow from living to dining to kitchen. The gleaming Acacia hardwood floors and custom curved metal stair railing welcome you into this light-filled home. The stylishly renovated kitchen with gorgeous oversized quartz island finished with sandstone tile, luxurious flat panel cabinets, and Thermador appliances plus Miele integrated coffee maker and whole house water filtration are a chef's dream. A LaCantina retractable window connects the kitchen to the private yard so you can entertain guests on the patio as they relax around the stone gas fireplace or soak in the chlorine-free hot tub. The large primary suite features a Japanese soaking tub and large shower, and similar to the "leave no detail behind" approach throughout the rest of the home, heated flooring for warm toes on winter mornings. For today's remote work needs this home has a sunny, main level office and gym with custom high density rubber flooring in the fully finished basement.



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