

## Contemporary Luxury in the Heart of Boulder

Clean lines and timeless modern design, coupled with sunshine and spectacular views, results in a graceful balance of light, size and proportion.



**Those views!** With light filling every room and an enviable downtown location, this third-floor contemporary stunner is the ultimate in Boulder penthouse living.

Sliding doors open to the 793 sq ft terrace which wraps around the entire unit and overlooks the rooftops of historic homes and, best of all, Boulder's iconic Flatirons.

When you're not soaking up the view while dining al fresco, relaxing in front of the modern fireplace or entertaining from your gourmet kitchen, let charming Pearl Street lure you to its award winning restaurants and shops.



1655 Walnut St #302

Private elevator access, and the home's exclusive address just off Pearl, make it a true penthouse retreat. The architecturally pleasing building is located on a quiet residential street making parking for guests easy-rare in downtown. A peaceful courtyard with a Zen garden, spacious lobbies, and gorgeous artwork at The Walnut provide a feeling of sanctuary.



## The Best of Boulder Living

Warmth and serenity radiate from this sustainably designed home. Private solar panels provide near net zero electrical use and conscientious design and material choices abound.

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While every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. If floor plan is not an architectural or other real estate survey of any kind. Floor plans prepared by Overhead Views, (800)888-0372, www.OverheadViews.com





## Every Comfort at Your Fingertips

You'll be struck by the remarkable level of craftsmanship and sophisticated finishes, including 8' doors, glass and porcelain tiles, designer wall coverings, custom lighting and more. Creature comforts abound with two fireplaces, built-in media center, Sonos sound system and a Marvel wine and beverage cooler.



The effortless contemporary design carries into the airy bathrooms with sleek glass shower enclosures, modern soaking tub and under-cabinet lighting. It's all in keeping with this home's ability to balance discernment with sophistication.