



WORTH CLARK
REALTY

21261 BROADVIEW ROAD
NATHROP, COLORADO

PROPERTY DESIGN HIGHLIGHTS

LEARN MORE ABOUT THE
CUSTOM AND HIGH-END FINISHES



3 BEDROOM SUITES + OFFICE



4 BATHROOMS



5,760 SQ FT



2 + 1 CAR GARAGE/EV CHARGING

LANDSCAPING & EXTERIOR

- 22 ACRES ON 3 LOTS. THE HOME IS BUILT ON THE MIDDLE LOT
- MATURE PINE & ASPEN TREES WITH BOWEN DITCH FLOWING THROUGH THE PROPERTY
- UNOBSTRUCTED VIEWS OF MT. PRINCETON, CHALK CLIFFS, MT. ANTERO & CHALK CREEK CANYON
- ELECTRIC SECURITY GATE ENTRANCE
- CEMENT & WELL-LITE DRIVEWAY WITH PARKING AREAS AND HEATED DRAINAGE SYSTEM. TOP PARKING AREA HAS EV CHARGING.
- WELL-LIT EARTH TONE BRICKED WALK-WAY WITH RETAINING WALL
- RAIN BIRD IRRIGATION SYSTEM
- WOOD, CEDAR AND STACKED STONE SIDING
- METAL ROOF WITH HEAT TAPE TO PREVENT SNOW DAMMING AND HEATED GUTTERS



OUTDOOR ENTERTAINING AREAS

- WALK-WAY TO HOT TUB BRICKED PATIO WITH GAS FIRE PIT/STEEL LOG WITH INTERNET, POWER AND WATER TO CLEAN AND FILL THE TUB
- LOWER LEVEL PATIO WITH GAS LAVA ROCK FIREPLACE & BOWERS & WILKINS SPEAKERS
- MAIN LEVEL DECK & OUTDOOR KITCHEN
 - GRANITE COUNTERS, MAPLE WOOD CABINETS AND SINK
 - WOLF GAS COOKTOP WITH WARMING DRAWERS
 - FULLY VENTED CERAMIC PRIMO GRILL AND SMOKER
 - GAS/WOOD FIREPLACE WITH WOOD STACKING INSERT
 - TREX DECKING WITH WATER PROOFING BARRIER TO THE LOWER-LEVEL
 - BOWERS AND WILKINS SPEAKERS

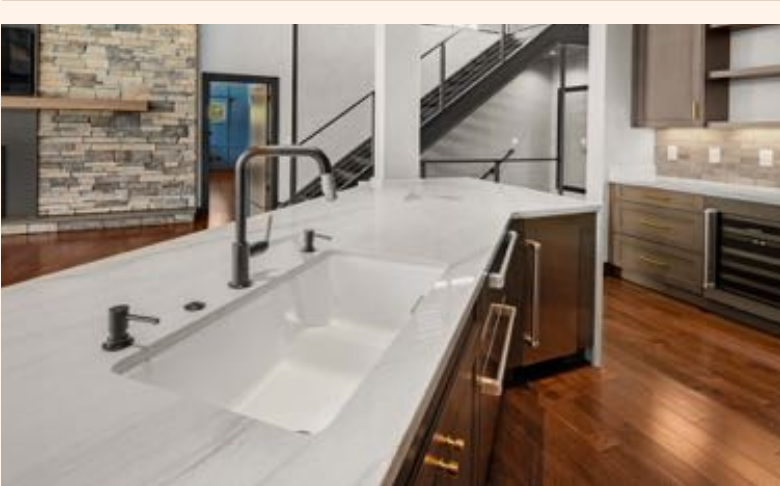
ENTRY WAY, GREAT ROOM & DINING AREA

- CUSTOM BUILT-IN SHOE AND COAT STORAGE OFF THE FRONT DOOR
- MAPLE WOOD FLOORS THROUGHOUT THE HOME
- HIGH CEDAR TONGUE AND GROOVE CEILINGS THROUGHOUT THE HOME
- VENETIAN PLASTERED WALLS THROUGHOUT THE HOME
- LARGE PICTURE WINDOWS WITH MAPLEWOOD TRIM
- REMOTE CONTROLLED TRANSLUCENT AND SEAMLESS WINDOW SHADES
- FLOOR TO CEILING STACKED STONE GAS FIREPLACE WITH MOUNTED TELEVISION
- AMAZING VIEWS FROM THE GREAT ROOM, DINING AREA AND KITCHEN



HIGH-QUALITY & CUSTOM KITCHEN

- MAPLE WOOD FLOORS CONTINUE INTO THE KITCHEN WITH CEDAR T&G CEILINGS
- WOOD MODE MAPLE WOOD CABINETS WITH CHERRY WOOD INTERIOR FINISH
- QUARTZ COUNTERTOPS WITH WOLF & SUBZERO APPLIANCES
- CFM FULLY-VENTED STAINLESS STEEL WOLF HOOD VENT
- FREEZER DRAWERS, WARMING DRAWERS, ICE MACHINE, POTS & PANS DRAWERS, SPICE DRAWERS, 24" GRIDDLE STORAGE AND WINE FRIDGE
- WALK-IN PANTRY AND AMPLE STORAGE SHELVING
- HALF BATHROOM OFF OF KITCHEN & MOVIE ROOM



MOVIE ROOM & NETWORKING CLOSET

- FULLY-SOUND PROOF WITH EXTRA THICK INSULATED WALLS
- MAPLE WOOD DOOR & WEATHER STRIPPING
- CARPETED WITH FLOOR OUTLETS FOR POWER RECLINER SEATING
- SPACE FOR 170" DIAGONAL SCREEN & PRE-WIRED PROJECTOR
- ETHERNET, RCA/HDMI'S, AUDIO CABLES FOR SUB-WOOFERS/SURROUND SOUND
- BOWERS & WILKINS SPEAKERS INSTALLED
- NETWORKING CLOSET MANAGED FROM PHONE THAT CONTROLS ENTIRE HOME
- SONOS SPEAKERS THROUGHOUT HOME & 7-SURVEILLANCE CAMERAS



MULTIPLE INTERNET CONNECTIONS

- STARLINK BUSINESS INTEGRATED WITH WIFI ACCESS POINTS THROUGHOUT THE HOME. STARLINK DISH IS HEATED ON THE ROOF
- REDUNDANT INTERNET WITH LOCAL ARISTATA COMMUNICATIONS
- PRE-WIRED FOR FIBER OPTIC INTERNET WHICH IS CURRENTLY IN THE COMMUNITY
- ETHERNET INTEGRATED THROUGHOUT THE HOME

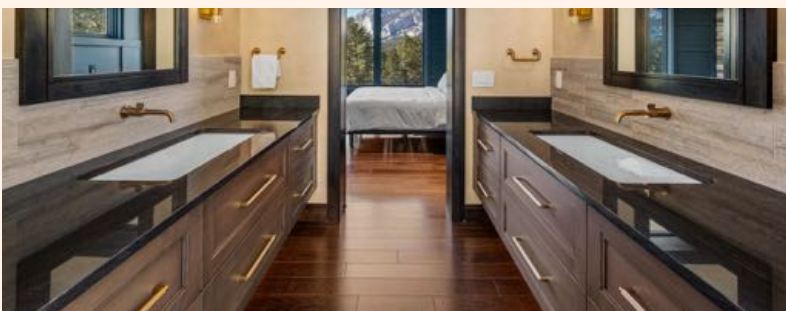


PRIMARY BEDROOM SUITE & SPA

- MAPLE WOOD FLOORS WITH CEDAR T&G CEILINGS AND GAS FIREPLACE
- REMOTE CONTROLLED BLACKOUT SEAMLESS SHADES
- HIGH-END SPEAKERS CONNECTED TO MOUNTED TELEVISION & MOVIE ROOM
- WAINSCOTING DETAILS WITH BLUE ACCENTS TO BLEND WITH THE SKY
- SOLID MAPLE WOOD PULL DOOR TO THE PRIMARY SPA
- DOUBLE FLOATING VANITIES WITH GRANITE COUNTERS, TRAVERTINE TILE & MAPLE WOOD FLOORS, MIRROR TRIM & CABINETS AND BRIZO FINISHES
- PRIVATE SOAKING TUB WITH MOUNTAIN VIEWS AND REMOTE CONTROLLED SEAMLESS TRANSLUCENT SHADES
- PRIVATE TOILET CLOSET WITH SOLID MAPLE WOOD DOOR, TRAVERTINE TILE & BRIZO FINISHES



- WALK-IN STEAM SHOWER WITH FLOATING GRANITE BENCHES PRIOR TO ENTRY PLUS
 - STEAM SHOWER CONTROLS WITH HEATED GRANITE BENCH INSIDE
 - TRAVERTINE TILE FROM THE FLOOR UP ONTO THE CEILING
 - BRIZO DOUBLE-HEADED SHOWER HEADS & FINISHES
 - SLOPED CEILING TO PREVENT WATER DROPLETS & LINEAR FLOOR DRAINS
 - 1/2" GLASS DOOR WITH PERFECT SEAL AND TRANSOM VENT
- WALK-IN MAPLE WOOD CLOSET WITH CLOTHING AND SHOE STORAGE, CUSTOM DRESSER WITH GRANITE COUNTER AND COFFERED CEILING WITH RECESSED LIGHTING
- WASHER & DRYER WITH CUSTOM CABINETS AND HIDDEN LAUNDRY BASKET



MAIN FLOOR BEDROOM ENSUITE

- MAPLE WOOD FLOORS, DOOR AND TRIM WITH CEDAR T&G CEILINGS AND LARGE PICTURE WINDOWS WITH MOUNTAIN VIEWS
- ACCESS TO MAIN FLOOR DECK & OUTDOOR KITCHEN
- FULL BATHROOM ENSUITE WITH QUARTZ COUNTER, TILED SHOWER/TUB ONTO CEILING AND HERRINGBONE FLOOR TILE
- CUSTOM MAPLE WOOD WALK-IN CLOSET WITH DRAWERS, SHELVING AND HANGING



THIRD LEVEL OFFICE OR BONUS ROOM

- HEAD UP THE SOLID MAPLE WOOD FLOATING STAIRS TO THE THIRD LEVEL DEDICATED OFFICE SPACE OR BONUS ROOM
- MAPLE WOOD FLOORS, DOOR AND TRIM WITH CEDAR T&G CEILINGS
- REMOTE CONTROLLED TRANSLUCENT SEAMLESS SHADES FOR PICTURE WINDOWS WITH MOUNTAIN VIEWS
- MAPLE WOOD BUILT-IN SHELVING AND DRAWER STORAGE
- FLOOR OUTLETS FOR DESK AREA



LOWER-LEVEL GAME ROOM

- MAPLE WOOD FLOORS CONTINUE WITH VENETIAN PLASTER WALLS AND CEILING
- ACCESS TO THE 1-CAR ATTACHED GARAGE & PATIO
- HIGH-END KITCHENETTE FEATURING MAPLE WOOD CABINETS WITH SUBZERO FRIDGE, WOLF MICROWAVE & DISHWASHER AND QUARTZ COUNTERS WITH A SINK
- GAS FIREPLACE WITH STACKED STONE WALL FEATURE WITH TV MOUNT
- REMOTE CONTROLLED TRANSLUCENT SEAMLESS SHADES



LOWER LEVEL BEDROOM ENSUITE

- MAPLE WOOD FLOORS, DOOR AND TRIM WITH REMOTE CONTROLLED SEAMLESS SHADES WITH MOUNT FOR TV
- FULL BATHROOM ENSUITE WITH QUARTZ COUNTER, WALK-IN SHOWER WITH TILE ONTO CEILING AND DECORATIVE TILE FLOORING
- CUSTOM MAPLE WOOD WALK-IN CLOSET WITH DRAWERS, SHELVING AND HANGING



ATTACHED GARAGE & MUDROOM SPACES

- ATTACHED 2-CAR & 1-CAR GARAGE HEATED AND INSULATED WITH CUSTOM STORAGE & BUILT-IN TOOL BOX
- MAPLE WOOD STAIRS, TRIM & BASEBOARDS WITH TRAVERTINE TILE FLOORING, GRANITE COUNTERS AND SINK IN LAUNDRY/MUDROOM AREA
- BUILT-IN AIR COMPRESSORS INSIDE & OUTSIDE 1-CAR GARAGE
- FULL WASHER AND DRYER IN BOTH GARAGE SPACES
- EV CHARGING IN BOTH GARAGES WITH FRONT/BACK CHARGERS IN 2-CAR GARAGE
- HIGH-END & EASY TO ACCESS UTILITY AREA IN 2-CAR GARAGE
- ATTIC ACCESS WITH STAIRS IN 2-CAR GARAGE



HIGH-QUALITY BEHIND THE SCENES

- ENTIRE HOME WATER FILTRATION SYSTEM WITH UV LIGHT & CULLIGAN REVERSE OSMOSIS OFFERING THE PUREST WATER IN ALL FAUCETS. NO MINERAL BUILD-UP.
- JET PUMPS LOCATED ON WATER LINES OFFERING HIGH WATER PRESSURE THROUGHOUT THE HOME WITH NO DEPLETION OF WATER PRESSURE EVER.
- CENTRAL VACCUM IN EACH ROOM WITH MAIN SYSTEM IN CRAWL SPACE THAT BLOWS OUT OF THE HOME TO FILTER AND PURIFY THE AIR
- CRAWL SPACE IS FINISHED & HEATED WITH NO DIRT
- ATTIC IS ACCESSIBLE VIA BUILT-IN LADDER AND WALK-WAY
- OVERSIZED SEPTIC SYSTEM
- AIR CONDITIONING THAT FILTERS AIR THROUGHOUT THE HOME ON A SET SCHEDULE
- ALL INTERIOR 2X6 WALLS WITH DOUBLE SHEET ROCK AND INSULATION
- FLOORING HAS CONCRETE ROCK BOARD, 3/4" DECKING AND THEN 3/4" MAPLEWOOD

NEAR BY TOWNS & OUTDOOR ACTIVITIES

- LOCATED LESS THAN 5 MINUTES FROM MOUNT PRINCETON HOT SPRING RESORT
- ST. ELMO HISTORIC GHOST TOWN IS LESS THAN 15 MINUTES WEST FOR EXPLORING OR 4-WHEELING UP TO TINCUP PASS
- WITHIN MINUTES YOU CAN JUMP ON CHALK CREEK, MT. PRINCETON-GROUSE OR MT. ANTERO TRAILHEADS
- MT. ANTERO BECAME FAMOUS ON THE HIT TV SHOW, *THE WEATHER CHANNEL'S PROSPECTORS*, WHERE THE CARDWELL FAMILY MINES FOR PRECIOUS METALS AND GEMS SUCH AS AQUAMARINE.
- THE QUAIN TOWN OF BUENA VISTA IS LOCATED LESS 20 MINUTES AND SALIDA IS LESS THAN 25 MINUTES FOR SHOPPING, RESTAURANTS AND GROCERY STORES
- MONARCH SKI RESORT IS LOCATED 45 MINUTE SOUTHWEST UP MONARCH PASS



CONNECT WITH US FOR A PRIVATE SHOWING

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