

# 214 PINEBROOK HILLS DRIVE BOULDER, CO 80304

OFFERED AT \$1,398,000



## This home is “Built Green” and Built Better!

### Better Windows

All windows are double pane, superior casement with Low-E coatings providing superb comfort and reducing the size of furnaces and air conditioners to optimize energy efficiency.

### Tighter Construction

We give priority attention to sealing traditional problem areas such as cantilevered floors, house and garage connections, attic passageways and bathtubs, fireplace and exterior walls. Prior to closing, every home is “tightness tested” to Sopris’ – and your – high standards.

### High-Efficiency Equipment

The furnaces we install exceed 90 percent efficiency and air conditioners are 13 SEER minimum. Heating and cooling equipment are right-sized according to detailed energy calculations to maximize efficiency, performance and comfort.

### Better-Insulated Shell

Every exterior wall is sprayed with high-tech insulation. Floors above garage ceilings are dense-packed with blown insulation to ensure full coverage, eliminating the chance for outdoor air to bypass insulation as well as reducing outside noise.

### Combustion Safety

To improve the quality of indoor air, all water heaters, furnaces and fireplaces are sealed-combustion, eliminating the risk of pulling dangerous combustion gases down flues and into your home.

### Multi-Zone Heating and Cooling

To achieve optimum comfort and temperature consistency, Sopris installs separately controlled heating and cooling equipment on every floor of conditioned living space.

### Guaranteeing Your Comfort

By setting tough standards for the way we build your home inside and out, you'll benefit from environmental efficiencies and lower energy bills. In addition, we'll guarantee that no room in your home will have a temperature variation of more than three degrees. Ask your sales representative about the Sopris Homes difference and for more information about our comfort and energy use guarantee.

## 214 Pinebrook Rd. Pinebrook Hills

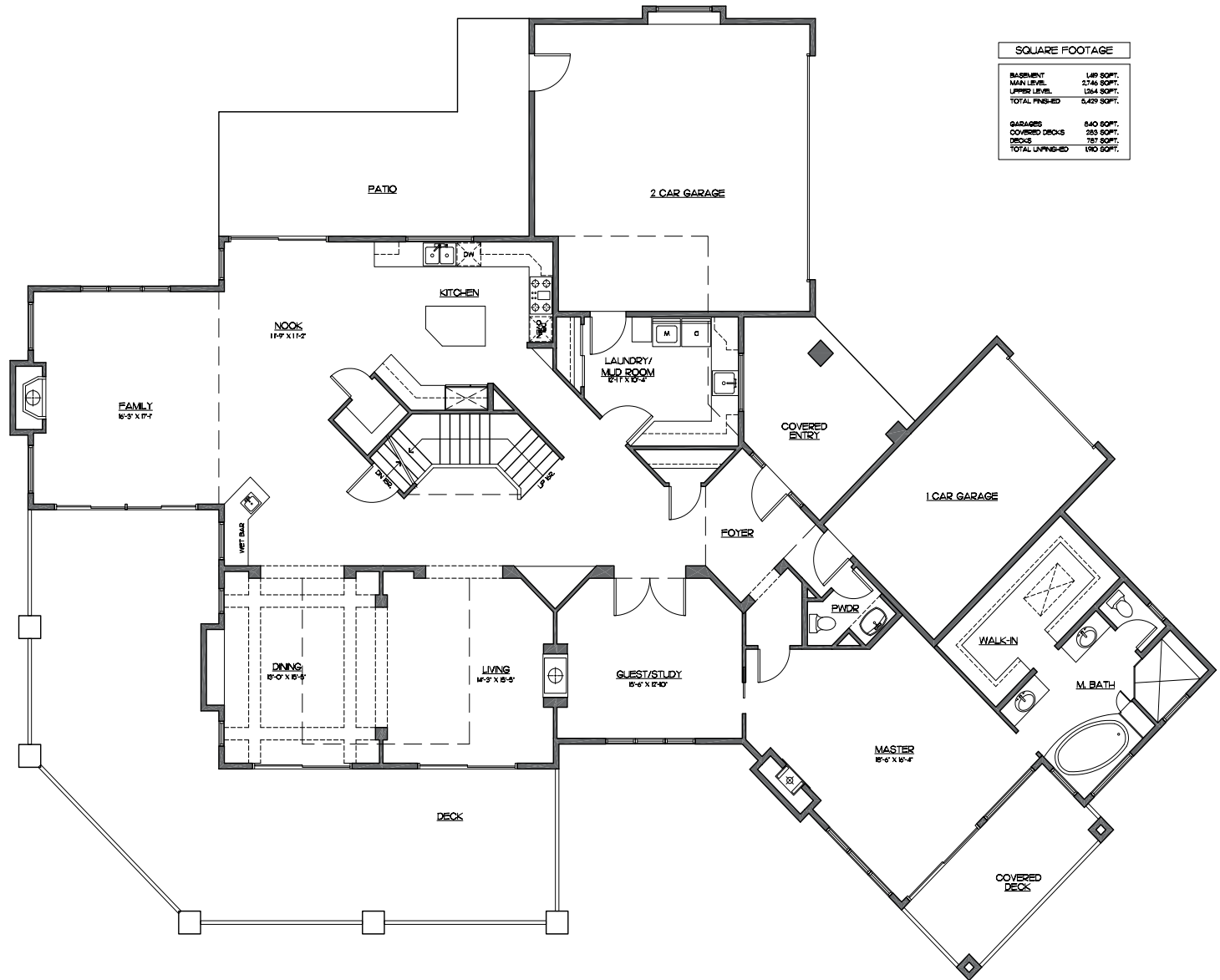
Awesome new 5 bedroom home on sunny view lot with main level master and full walk out lower level. Upper level with 3 bedrooms and loft. Designed by Waugh and Associates with total attention to views and blending in to the environment. Contemporary Craftsman styling, walls of glass overlook valley, over 1000 sq. ft. of decks, oversized 3 car garage. Very easy 2.4 miles from Broadway. MLS 571468

**Driving Directions:** Broadway North to Linden. West on Linden past Community Center, bear Right on Linden, Right on Pine Brook Road, left at Pine Brook Loop, 6th home/ Lot on right. Total 2.4 easy miles from Broadway.

- 5 bedroom 5 bath energy efficient "Green Home"
- Designed for main level living with large main floor master
- Very Close in easy drive ( 2 miles to Boulder ) sunny view lot
- Walk out lower level with guest suite , rec room and storage
- Walls of windows, over 1000 square feet of Decks, 1.2 Acres.
- 3 car garage, loft , overlook and 3 additional bedrooms up.

For more information contact:

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MAIN LEVEL FLOOR PLAN

*Sopris Home's policy is of continual research and improvement. Dimensions and specifications therefore are subject to change from time to time in the interest of the purchaser. Comparable equipment may be substituted based on availability. Please consult with a Sopris Homes representative or sales associate for details.*