

ADDITIONAL BOULDER CREEK RANCH AMENITIES/FEATURES

STRUCTURE, QUALITY, AMENITIES & MECHANICS: 2x6 exterior framing with blow-in insulation throughout * Dual high-efficiency central heat & air systems with mobile-friendly smart thermostats * Dual instant water heaters * 3 pressurized 120 gallon tank systems – never lose water pressure or hot water, even when running 4 showers/dishwasher/sinks simultaneously * Custom fiber-reinforced maintenance-free Next Gen concrete log siding * Unique barnwood accent walls throughout the home, sourced from a 150 year old barn in Montana * Custom distressed knotty alder trim work and custom cabinetry throughout the home * 2 large native stone propane fireplaces with remote control– all stone used from Boulder Creek Ranch * Sound system installed in living room ceiling, sound system installed in exterior deck ceiling * Under-cabinet LED accent lighting installed throughout * Premium engineered hardwood flooring on main level * Custom epoxy floor coating in basement * Walk-out basement with large lower concrete patio and spiral staircase to upper deck * Relaxing sun room overlooking the lake, waterfall, and fishing dock Large covered porte-cochere with stone pillars and LED lighting * Full alarm.com Brinks security system – major components not installed but will be included with the house sale. Includes door sensors, window sensors, motion sensors, and doorbell cameras. Door keypads installed at front door and back garage door * Large deer antler chandelier in living room * Custom granite countertops in kitchen * Custom wood slab countertops in all upstairs bathrooms * Custom carved-stone polished sinks in all upstairs bathrooms * Custom rustic hand-textured walls* Hard-wired fire and carbon monoxide detectors throughout * Double drain tile foundation drainage system installed around entire exterior of home * All downspouts around home are run underground to prevent erosion and to create a clean look * Landscaping: Colorado cobblestone rock, commercial weed-barrier, full drip and spray irrigation system, limestone rock border * LED down lighting around exterior of home for a stunning accent at night.

OTHER SITE FEATURES: Thousands of native landscape boulders lined throughout the property * Limestone rock quarry lake, originally built in the 1940s to supply base rock for the construction of the original 96 highway * Large stockpile of topsoil from original pit construction on North end of property * Very large and unique raised bed garden with full watering system installed. Enough capacity to plant literally anything you've ever dreamed of planting, or to grow produce commercially * Nature trail with large wildflower variety planted in March 2023 * Custom chicken coup with electrical service stays with property * Over 2 miles of main-line irrigation ran throughout the property, 24-zone sprinkler system * 2 active wells on the property * 1 well has new pump and well house, can be flipped on to irrigate landscaping to save on rural water. Currently turned off * 1 well feeds a newer Aermotor windmill to water cattle in dry conditions * New fencing and 3 new gates along East side of pasture * In-ground propane tank that feeds house and shop * 1,500 linear feet of fence line planted and irrigated with aromatic Halliana old-fashioned honeysuckle vines, which forms a natural privacy fence for the majority of the property. Makes great honeysuckle jelly! * Over 400 quality trees planted around the property in the past 5 years, including Shumard Oak, Swamp White Oak, Sawtooth Oak, Blue Atlas Cedar, Hoopsi Colorado Blue Spruce, Fat Albert Colorado Spruce, Black Hills Spruce, Bald Cypress, Blue Ice Arizona Cypress, Lacebark Elm, Dura-Heat River Birch, Cunardi Juniper, Eastern Red Bud, Oklahoma Red Bud, Forest Pansy Red Bud, Chinese Pistache, Golden Niobe Weeping Willow, Wisconsin Weeping Willow, Royal Raindrops Crabapple, Prairie Fire Crabapple, Snowdrift Crabapple, Orangeola Cutleaf Japanese Maple, Autumn Blaze Maple, John Pair Sugar Maple, Shantung Maple, Amur Flame Maple,

Juneberry clumps, Hot Wings Tatarian Maple, Redpoint Maple, Brandywine Maple, and London Plane Exclamation Trees * Orchard Trees: 4 Peach (Big Red), 4 Peach (Bounty), 3 Apple (Crisp Semi Dwarf), 3 Apple (Macintosh Semi Dwarf), 2 Apple (Fuji Semi Dwarf), 1 Cherry (Van Semi Dwarf), 1 Cherry (Bing Semi Dwarf), 1 Cherry (Rainier Semi Dwarf), 1 Plum (4-in-1), 1 Plum (Santa Rosa Semi Dwarf), 2 Pear (Red Bartlet Semi Dwarf). 2-3 trees have died on this list since initial planting. Full water drip system with digital control module to water orchard trees year-round.

-Corrugated plastic tree guards installed on all newer trees to protect from buck rubs. Will included 50+ additional guards with the sale * Native grass planted throughout the property to create natural landscaping and berms – Big Bluestem, Little Bluestem, Indian Grass, and Switchgrass * All trees on property treated annually for bagworms and bore beetles * Entire yard around house hydroseeded in March 2023 * Commercial-grade driving bridge and retaining wall built between pond and backyard * Submersible pump in lake to feed west pond, creates overflow and live water creek/waterfall in backyard * Electric ran to backyard pool for future lighted water fountain – fountain included in sale. -1 large lagoon utilized by cabin, house, and shop * Maintained walking path around the property – over 1/2 mile.

Retention pond in frontyard collects excess stormwater through an barely-visible inlet, funneling underground to the waterfall via stormwater pipes during heavy rains and creating a scenic view near the south fishing dock.

-Thousands of large native landscape boulders have been excavated and conveniently stockpiled for any future landscape project the new landowner can dream up. These could also be sold individually or wholesaled to a landscape company.

-Pasture is currently leased on an annual contract for \$4,110/year or \$30/acre x 137 acres of grass.

UTILITIES:

-Rural water service on 2 different meters for house/cabin * Butler REC electrical service on 3 different meters for house/cabin * In-ground propane tank, serviced by Jim's Propane, feeds house and shop. Cabin is all electric * Velocity high speed internet on 2 accounts. Cabin is on 1 account, shop/house shares 1 account via underground dual service connection (approved and installed by Velocity technicians). Tower is located at NW corner of pasture to provide very high speed connectivity in a rural location.