

*Distinctive Mountain
Contemporary Lookbook*

970
Thornburg
Street



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Introduction

Luxury, style and location
all meet in this urban
downtown Steamboat
home with panoramic Ski
Area Views.

Finishes have been
selected based on high
quality and integrated to
match the look and feel of
this home

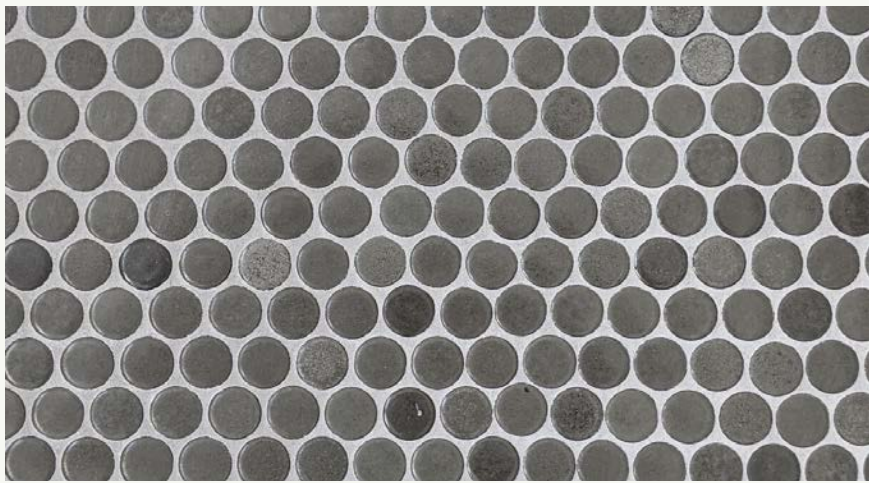


*Photos throughout this booklet are for inspiration
only and do not reflect actual structural details or
exact finishes or fixtures.



Special Features

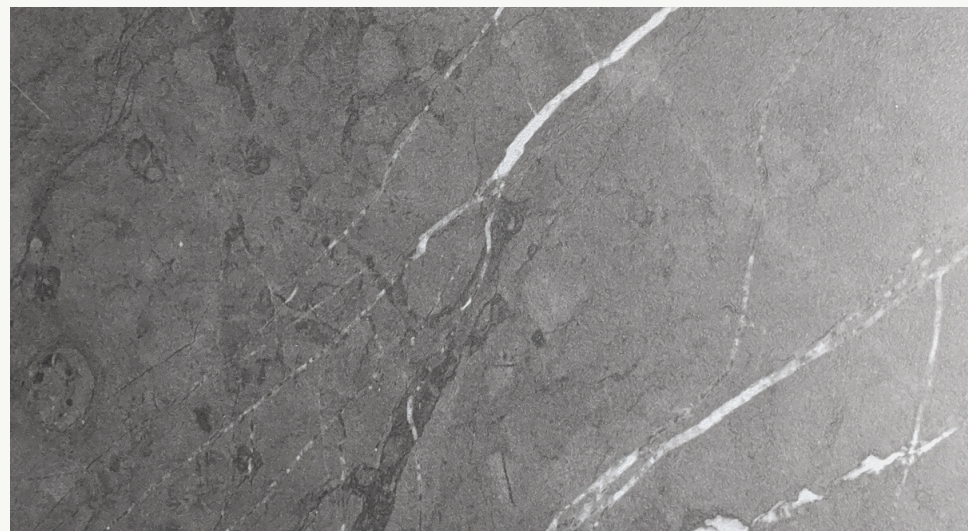
- Oversized 3 Car Garage
- Nano Window Walls that open to a gorgeous natural setting. These disappearing glass walls are one of only a few installed in the USA. Wired for blinds and German engineered!
- Entire home hardwired for data/speakers.
- multiple outdoor living spaces that can be configured to your specifications.
- Multifunctional space that can be used as you like from yoga room or office.
- Bonus living area/ rec room for wating the game, hanging with friends or hosting large gatherings.



Penny Round tile for shower walls and tub face in main level bath



Skyline Full Grain Large herringbone Marble Mosaic Tile shower pan for Master Suite



Savage Dark Nature Slab Tile in Master bath shower walls and ceiling



Adamo Field Tile Floor Tile in main level bath



Belgian Reproduction Terracotta Star & Cross laundry floor tile



Paradise Arrow Tile Shower Pan in Jr. Master Suite



Adessi Ivory Brick Ceramic Tile for laundry backsplash



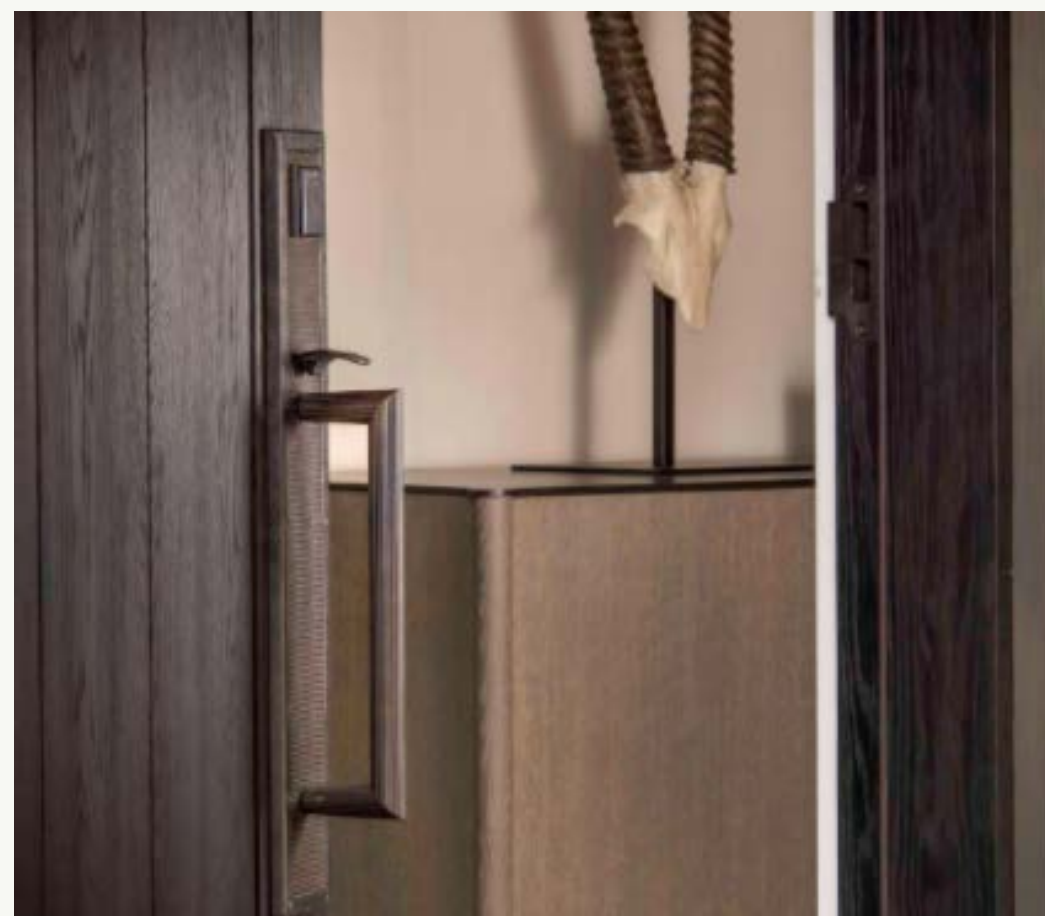
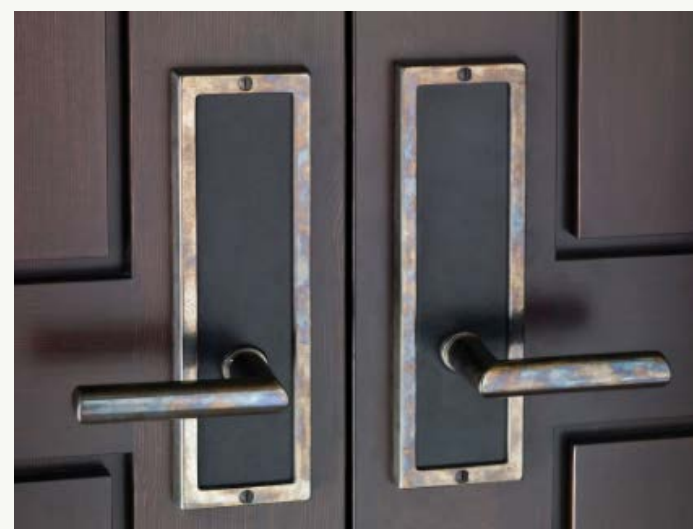
Glazed Subway Tile in downstairs bath shower walls

All About Tile...

Gray tones keep the tile throughout the home consistent, yet gorgeous herringbone design and versatile shapes keep these spaces visually eye grabbing.



Noir Hex Mosaic Tile in downstairs bath shower pan



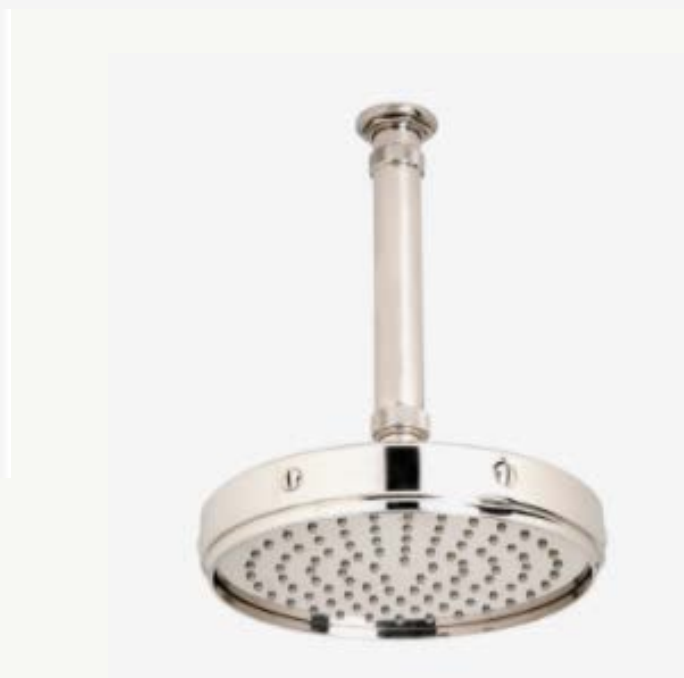
Rocky Mountain Hardware

Pulls, levers, hinges, latches and more have all been hand selected from Rocky Mountain Hardware who offer the finest quality in the industry. Each piece is handmade and sand-cast with the beauty and integrity of solid bronze, offering exceptional quality and reliability.



Waterworks

Pure, timeless, unique and versatile- sculptural organic forms meet advanced engineering in these top-of-the-line fittings from Waterworks.





Light Caesarstone in Jack and Jill
Vanity and Jr. Master Vanity



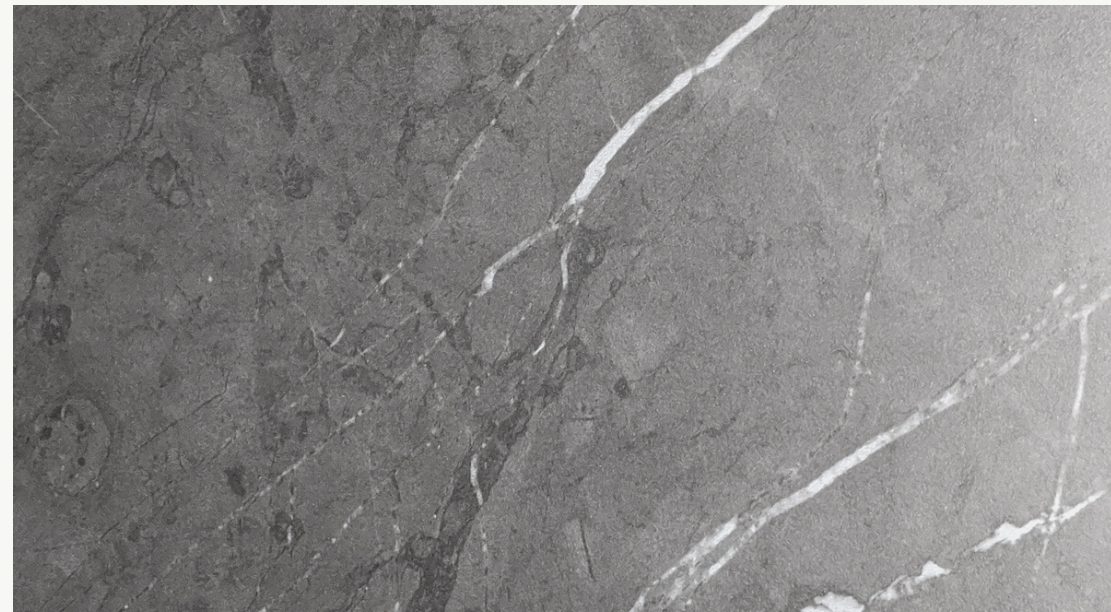
Gray Caesarstone for Bunk and Rec
Room Bathroom Vanity



Quartz
Butler's Pantry and
Laundry Room



Nocturnal Honed
Granite for Master
Vanity and Main
Level Powder Bath



Savage Dark Nature Slab Tile in
Master bath shower walls and ceiling



Anasazi Deep Green Soapstone in Kitchen,
Island and Wet Bar

Countertop Selections

The theme of quality and
style does not change when
it comes to these sleek
countertop selections/



Finishes that last the test of time

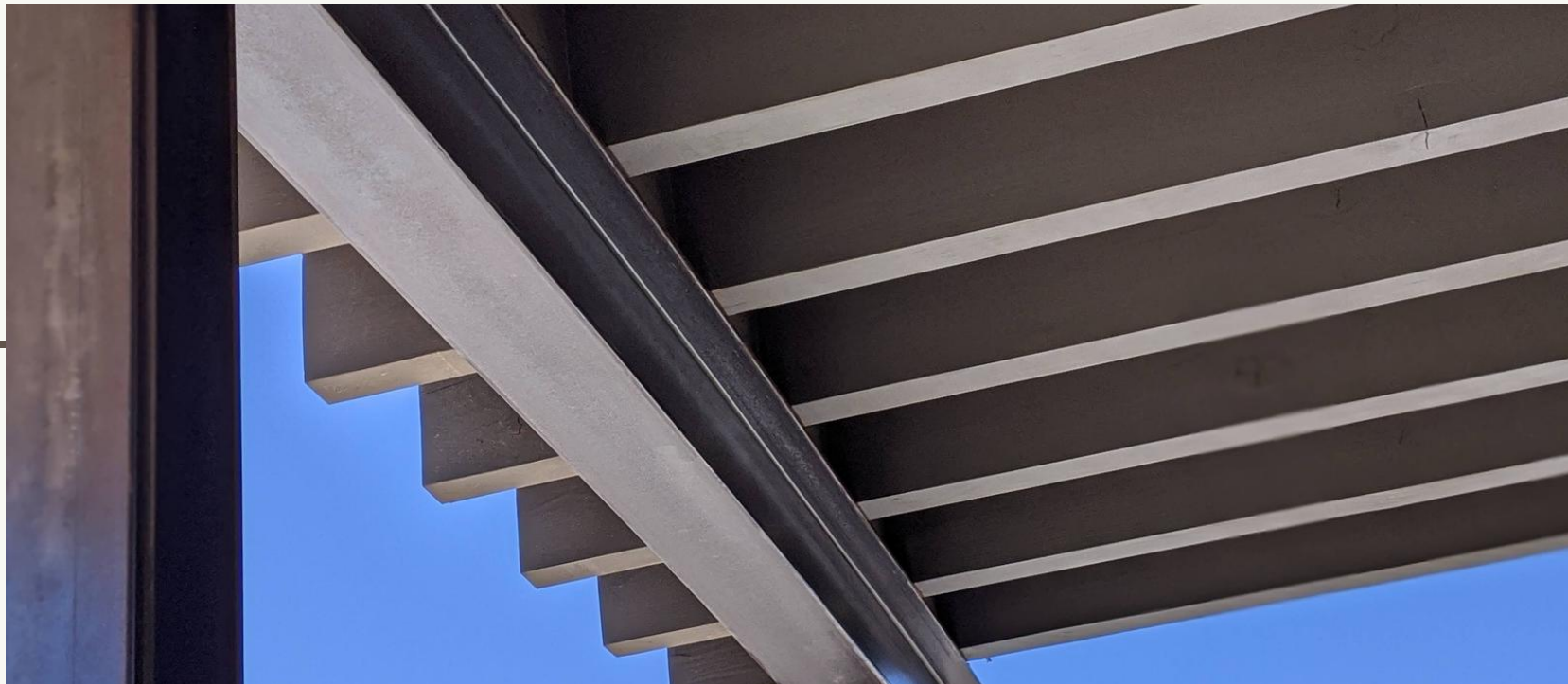
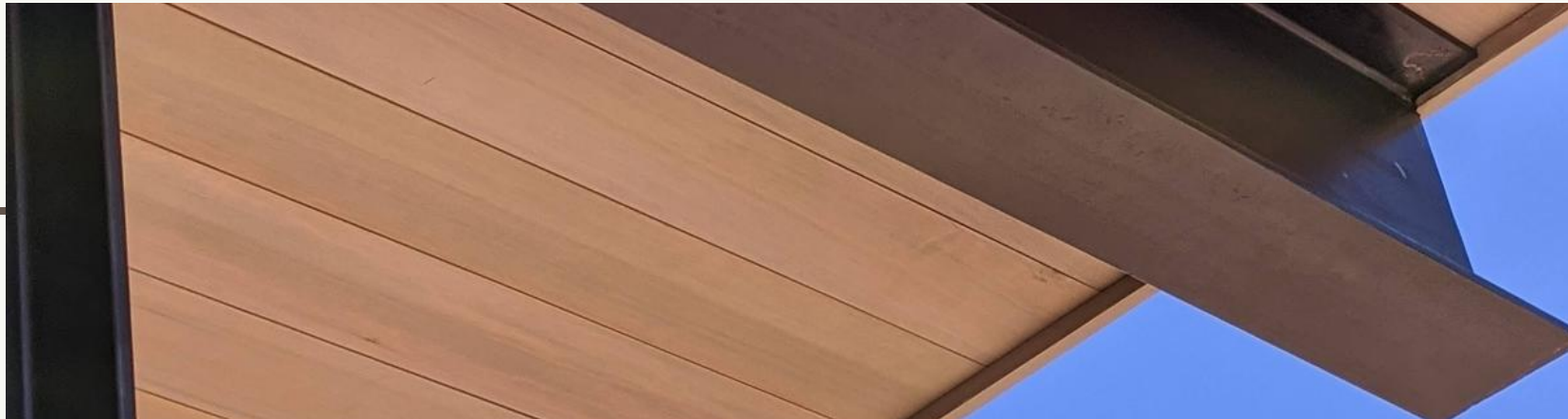
White Oak Hardwood floors compliment the color scheme in place and look stunning. Solid oak doors match the flooring and enhance the elegant look of this home.



Gorgeous dry stacked stone can be found in accents around the home from the wood burning fireplace (EPA rated, gas capable) in the living room to the dummy waiter column that extends from the main level to the downstairs.



Kolbe triple pane windows show the level of quality and build that has been put into this home. These windows not only make this home more efficient, but these timeless windows will look good for decades to come.



Low Maintenance Exterior

The exterior has been designed with low maintenance and is the cut above your normal luxury home. Features that will amplify the easy-living lifestyle include:

- Heavy Steel Beams
- African Mahogany siding
- Heated stairs and driveway
- Pedestal paver system
- R 9 rating exterior siding
- Wired for outdoor TV by hottub area
- Deck off yoga room with Japanese garden
- 30+ roof drains
(gas capable)
- Firewood storage-
- Pre-stubbed for outdoor grill



Victoria and Albert 66" Soaking Tub in Master Bath



Bathrooms

The Perfect Bathroom spaces do exist! Welcome to your private sanctuary, where you can sink into a soothing bubble bath, or enjoy an invigorating shower, and emerge completely refreshed.





Zip Water is an inovative Hydro Tap that provides pure tasting filtered instant boiling, chilled or sparkling water.



Blanco undermount bar sink

Home Cocktail Bar

This home is simply made for entertaining! Located near the kitchen and the living room is the essential cocktail bar with all the extras you'd expect in a high calibur home.



Kitchen

Striking chef's kitchen with
Stainless Thermador Oven,
Subzero Stainless Fridge
custom Vogo Walnut
cabinets and modern
lighting .



"Ideal Work Station" Galley 2-person stainless steel sink in golden bamboo

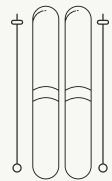
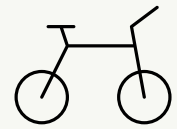


Location



Conveniently located just a mile from downtown! World class fishing, mountain biking and hiking in the summer months and just a quick drive to the ski resort during the winter season. Steamboat offers activities for the entire family including the alpine slide at the historic Howelson hill, plenty of dining options, the strawberry park hot springs, shopping and endless opportunities to explore.

Lifestlye

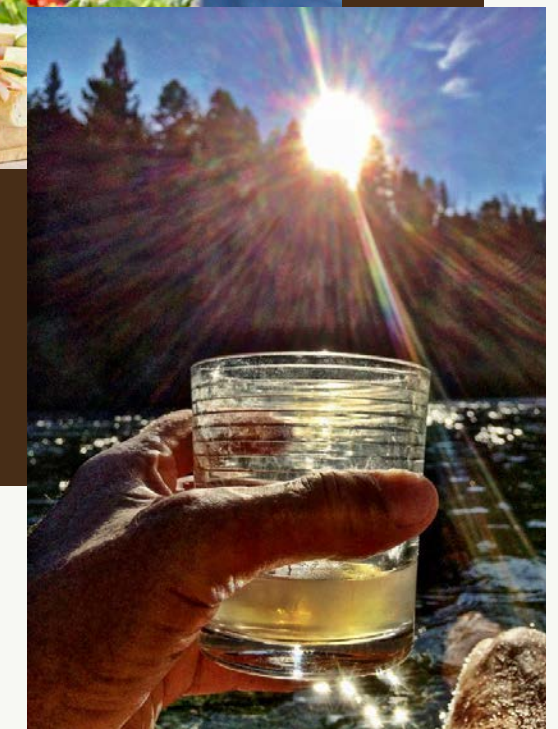


Right out your door! This home enjoys the ideal location for being in the heart of all things "Steamboat!"

Steamboat is known as an outdoorsman's paradise! Hiking, biking, fishing and skiing are only a few of the recreational activities that are predominant here!

While we may be a small city, Steamboat has quality fine dining and shopping! There are candy and ice cream shops for the sweet-tooth, bookstores and coffee shops for the bookworm, art galleries and craft stores for the artistic minds, and equipment and outdoor shops for the adventure enthusiasts.

Steamboat puts on several fireworks shows throughout the year including last year's record setting firework display at the annual Winter Carnival Celebration.





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