



Experience

455 FOREST ST

✦ FEATURES & UPGRADES LIST

A THOUGHTFULLY CURATED HOME BLENDING HIGH DESIGN, PREMIUM SYSTEMS, AND OVER \$400K IN CUSTOM UPGRADES FOR ELEVATED LIVING IN THE HEART OF HILLTOP. UPGRADES ADDED SINCE PURCHASE INDICATED WITH AN *.

✦ FEATURES & UPGRADES LIST

ARCHITECTURAL & DESIGN HIGHLIGHTS

- Soaring 10'+ ceilings throughout
- *Striking arched French front doors in powder-coated metal and glass
- Double-paned windows for energy efficiency
- Dramatic two-sided gas fireplace with elegant stone surround anchoring living and entertaining spaces
- sophisticated Coffered and tray ceilings add architectural detail
- Artfully curated designer lighting throughout
- Elegant dedicated dining room with tray ceiling
- Sunlit home office with built-in bookshelves, coffered ceiling and French doors to front patio
- Double-paned windows with Custom window treatments (included)
- Hardwood flooring throughout main and upper levels

OUTDOOR OASIS

- *Custom plunge pool (heats to 104°) with stone surround and retractable cover
- *Built-in outdoor kitchen with gas grill, beverage fridge and granite countertop
- *Expanded patio and remote control louvered pergola with fan, heater, and lighting
- *Extensive landscaping with privacy greenery and upgraded hardscaping

CHEF-CALIBER KITCHEN

- Premium Thermador appliances: gas cooktop, double ovens, refrigerator and two dishwashers
- Custom Hood, Pot Filler at cooktop and Microwave
- Stunning granite countertops
- Expansive prep island with seating and *new pendants
- Butler's pantry with prep Sink, Wine fridge and Walk-in pantry

UPPER-LEVEL

- Luxury Primary Suite
 - Private balcony, spa-style soaking tub, oversized glass shower
 - Dual vanities and two spacious walk-in closets
 - Tranquil and elegant retreat
- 3 additional bedrooms feature
 - Walk-in closets
 - En-suite bathrooms
 - Two also include private balconies
- Large laundry room with utility sink + cabinetry

FINISHED BASEMENT PERKS

- Expansive media/game room with wet bar, dishwasher, beverage fridge and wine storage closet
- Guest bedroom and full bath
- Personal gym or optional 6th bedroom
- Ample storage and flexible living space

THOUGHTFUL UTILITY & INFRASTRUCTURE

- Mudroom with built-ins + large coat closet
- 3-car tandem garage
 - *upgraded garage door
 - *Gladiator organizing system (accessories not included)
- 2 sump pumps
- 2 water heaters plus recirculation system for infinite hot water
- *Whole-house humidifier
- Dual-zone A/C with 2 units
- *Electrical upgraded for pool and systems

**455 FOREST ST
DENVER, CO 80220**

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