

Welcome to "The Silverton"

BY GOETZMANN CUSTOM HOMES

THE SILVERTON

FARMHOUSE

1035 Charismatic Way, Colorado Springs, CO. 80921

Total Square Feet (standard finish): 4,682

Main Level with 2' Extension and Bath Cantilever: 2383

Basement: Standard: 2337

Basement with 2' Extension: 2366



ABOUT THE HOME

Goetzmann Custom Homes has become known for homes that are designed with attention to detail, and built with the best craftsmanship. This home doesn't disappoint, and blends form and function to create a gorgeous, livable space with clean lines and warm finishes.

When outdoor mountain vistas are such a large part of the feeling from inside the home, it's best to let nature shine. Expansive windows and oversized sliding glass doors on the rear of the house allow you to soak in the views from this modern mountain masterpiece. The spacious covered front porch is the perfect place to enjoy the sunset while enjoying the peaceful water feature. As you enter, the reclaimed wood plank wall in the foyer, gorgeous light fixtures, and richly appointed study draw you in. The great room features a vaulted ceiling with ridge beam, custom chandelier, modern stone fireplace, and bi-parting doors that open onto the covered deck with stunning linear firepit where you can unwind. Off the great room is the striking dining area with floor to ceiling windows, and a dream kitchen. The large island with seating and honed quartz waterfall countertop, upgraded appliances, and the most amazing pantry/prep kitchen. Complete with sink, refrigerator and second dishwasher make this the ideal home for entertaining. The main level features a luxurious primary suite at the rear of the house, and a cheery junior suite at the front

The lower level is all about time with family and friends with fireplace, floating bar top, glass enclosed bourbon room, and large sliding glass doors to a huge patio. Three more spacious bedrooms and two baths plus powder room, and unfinished storage complete the space. Goetzmann Custom Homes has found the perfect balance of functional layout, organization, and comfort, with design that is both beautiful and practical to take this home to the next level.



Standard features and optional features are subject to change. Room sizes are approximate. Window locations and sizes are subject to change.

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Marketed by:

The KBlue Team at

RE/MAX Properties, Inc.



OPTIONAL UPGRADES

THROUGHOUT:

- Upgrade windows to black exterior and white interior-no grids
- Upgrade baseboards to shaker style
- 3-panel shaker alder doors
- Bathroom hardware: BHP Park Presidio
- Mirrors have aluminum J-mold frames (not included in Powder baths)
- Suncoat Max at back windows only
- Iron spindles at staircase
- 4 1/4" square newel posts with flat modern rail (standard)

MAIN LEVEL:

- 8' knotty alder 3-panel front door
- Keyless entry at front door
- 8' door at deck
- 8' alder slab to garage
- Additional hardwood floors to include: great room, study and hall to master bedroom
- Water base finish on hardwoods
- Hand-trowel on main level (not including closets or prep kitchen)
- Square corners at drywall (standard)
- Upgrade all main level doors from 6'8" to 8'
- Designer supplied Powder bath vanity and mirror
- Faucet at powder bath

KITCHEN:

- Prep-kitchen with painted cabinets, 1 glass upper cabinet, sink, dishwasher, under counter refrigerator and melamine with alder nosing shelving
- Painted perimeter cabinets
- Extend island by 12" in length with 18" trash pullout and front-side cabinet with waterfall countertop
- Full overlay cabinets
- Single basin sink
- Essa kitchen faucet
- 7" pulls in kitchen and prep kitchen
- Accent cabinet light in prep kitchen
- Under cabinet lights
- Two pendant light openings with switch

GREAT ROOM:

- Center ridge beam
- 60" linear Mezzo fireplace with stone to ceiling and recessed TV niche
- Alder box mantle

PRIMARY BEDROOM:

- Tray ceiling
- Custom 7'6" slider to deck or patio

PRIMARY BATH:

- 18" cantilever at tub
- 8' alder 3-panel barn door
- Cubby in shower
- Frameless clear glass shower enclosure includes changing shower bench to corner ledge
- Free-standing rectangular tub with Delta Ara filler in matte black
- Delta Ashlyn matte black plumbing fixtures
- Delta H2Okinetic 3-setting slide bar hand held shower matte black
- Rectangular undermount sinks

STUDY:

- Glass wall between front entry and study corner
- Pocket door

BEDROOM #2 (JUNIOR SUITE):

- Optional 2' extension (includes extending Bedroom #5)
- Change from full bath to shower with mud set pan
- Frameless shower door

OWNER'S ENTRY:

- 3 panel knotty alder barn door
- Stained bench

LAUNDRY:

- Utility sink with cabinet and laminate countertop
- Delta Foundations pullout
- Rod and shelf above laundry sink
- Pocket door

BASEMENT:

- Walkout basement
- Raised basement ceiling height to 9'
- No ledges at walkout basement walls
- Finish basement with rec room, 3 bedrooms, powder bath, jack and jill and full bathroom
- Finish bedroom 5 suite
- Fireplace with tile to alder mantle with wrapped corners
- Designer supplied Powder bath vanity and mirror; with half wall between sink and stool
- Faucet at powder bath

WET BAR:

- Wet bar with bourbon room, standard tile floor and level 1 top
- Framed clear glass walls
- Blanco Rondo sink and Essa faucet
- Drop ceiling in Bourbon room
- Open wood bar top between 2 alder box columns

EXTERIOR AND MISC.:

- Lot premium
- Metal hog wire railing at front porch
- Covered enlarged deck (standard 12 x 19/ upgraded to 14 x 19)
- Extend deck to Primary Bedroom
- 8 ft linear fire pit with stone surround and ebony media
- Expand patio
- Gas line to grill
- Sprinkler stub
- Radon riser
- Rockwell window wells (not bedroom #5)
- Metal corbels
- Air conditioning
- Professional landscaping including paver stone entry to walk waycolumns

ELECTRICAL/LOW-VOLTAGE:

- Electrical and low voltage selections specified during walk through appointment

DECORATING/DESIGN CENTER:

- Accent entry wall
- Additional paint colors in Study and Bourbon room
- Custom shelving in bourbon room
- Tile accent wall at main level powder bath
- Upgraded ceramics
- Upgraded carpet/pad
- Solid surface countertops
- Window coverings
- Wallpaper accent wall bedroom #2
- Built-in day bed
- Built-in bourbon shelves

All plans, features and specifications are subject to change without notification. Measurements are approximate and may vary. December 2022.



MEET PHIL GOETZMANN

Phil is a local builder with over 40 years of experience in Colorado. He realized his home building passion at age 15, when he spent summers working as an apprentice for a local builder. By the age of 21, he was a licensed contractor. Then at age 22, he built his first home – from the ground up – in Black Forest. Colorado Springs has always been "home" to Phil. He graduated from Air Academy High School, went on to enjoy college life in Durango, then returned to the Springs to pursue his home building passion.

OUR PROCESS

Planning a budget for a new home does not need to be stressful, daunting or intimidating. We are committed to providing upfront pricing and discussing options and cost upgrades early in the process to assist with keeping your new home on budget. Helping to ensure your home reflects your vision, we offer complementary five hours of consultation time with our award-winning interior designer. If you change your mind on a selection or you were just inspired and want to add a special touch, no problem! We do not charge for change orders as many builders do because we recognize this as a natural part of the building process. This is your home and we want it to be exactly as you have envisioned so we encourage you to have fun with it.

