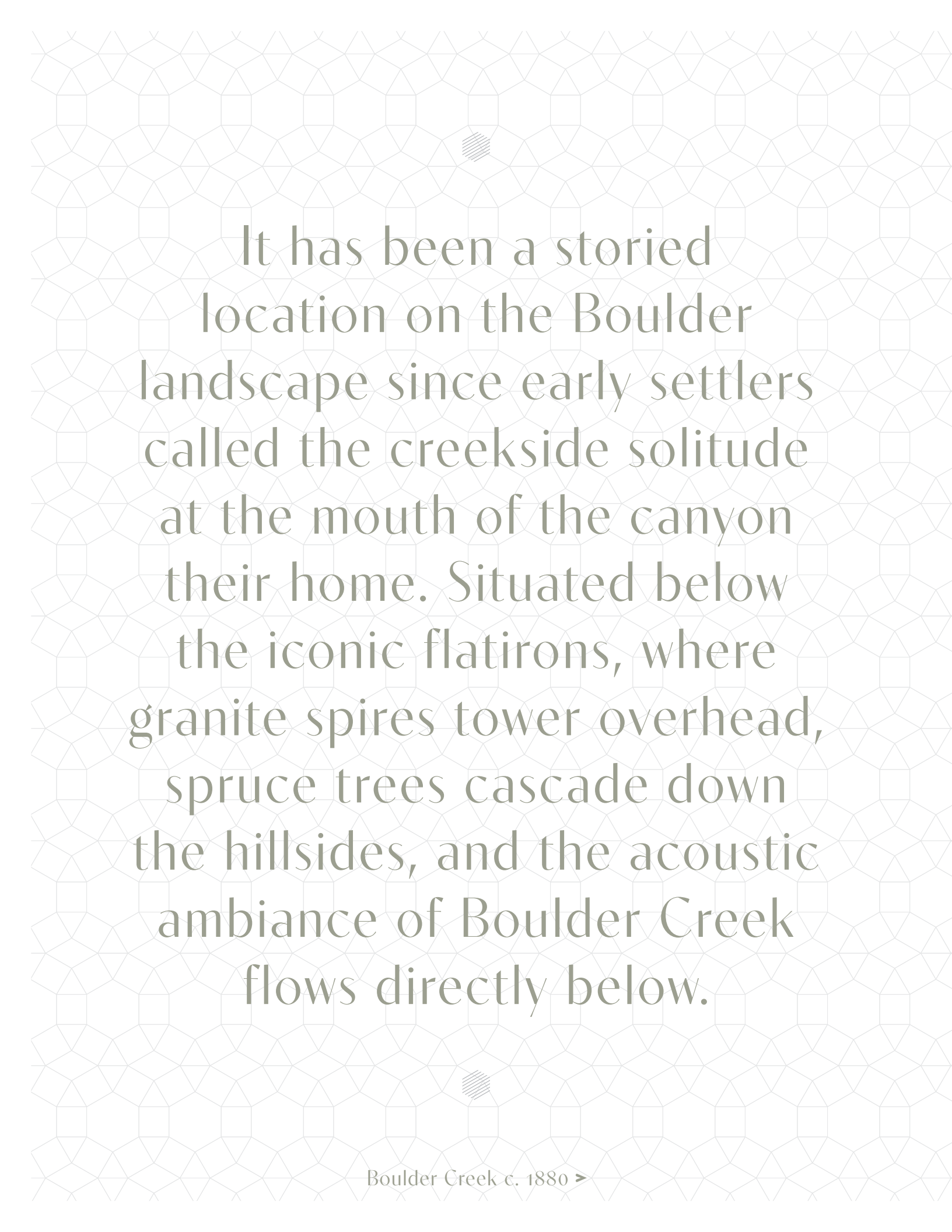




SADDLE CREEK

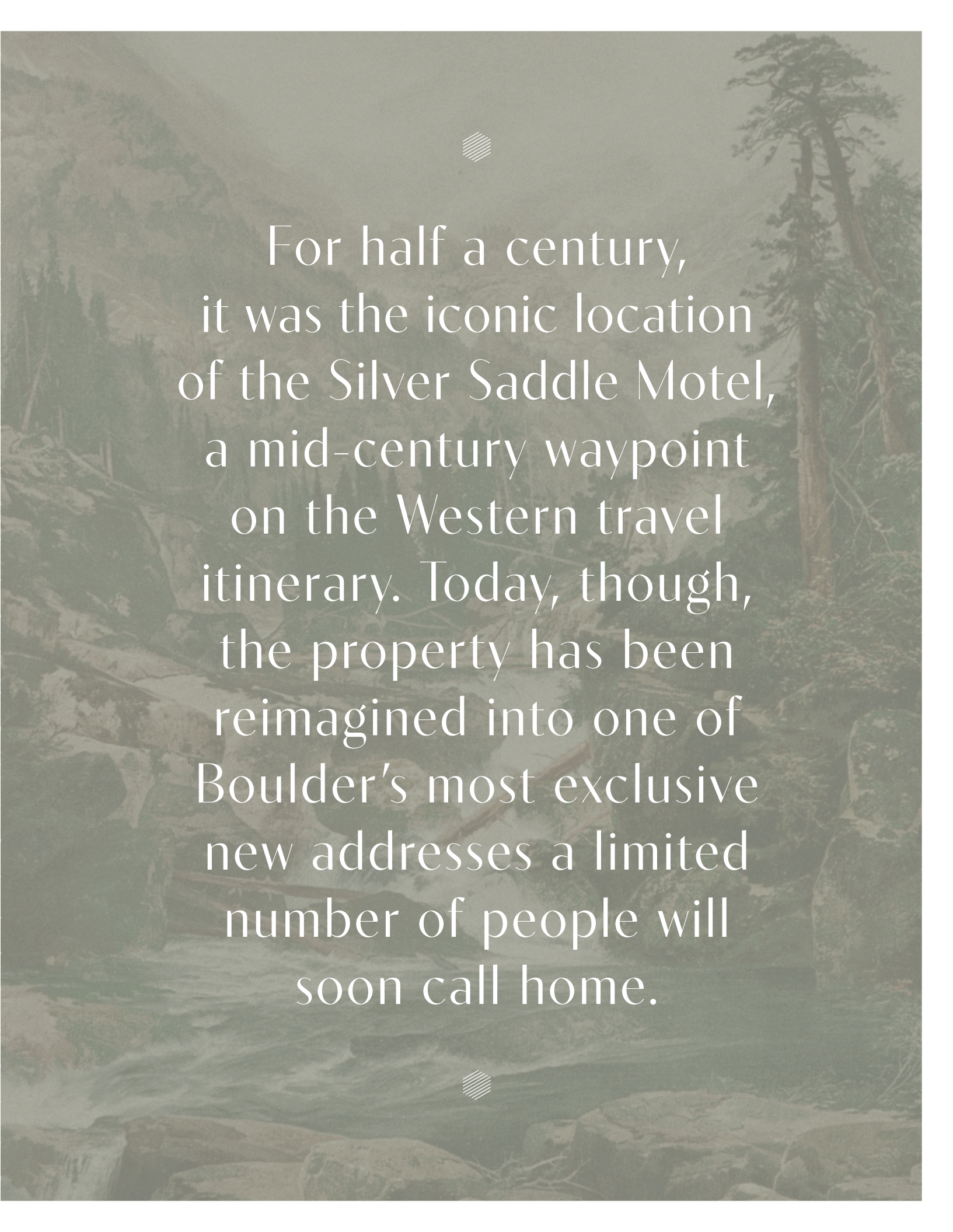
BOULDER • COLORADO



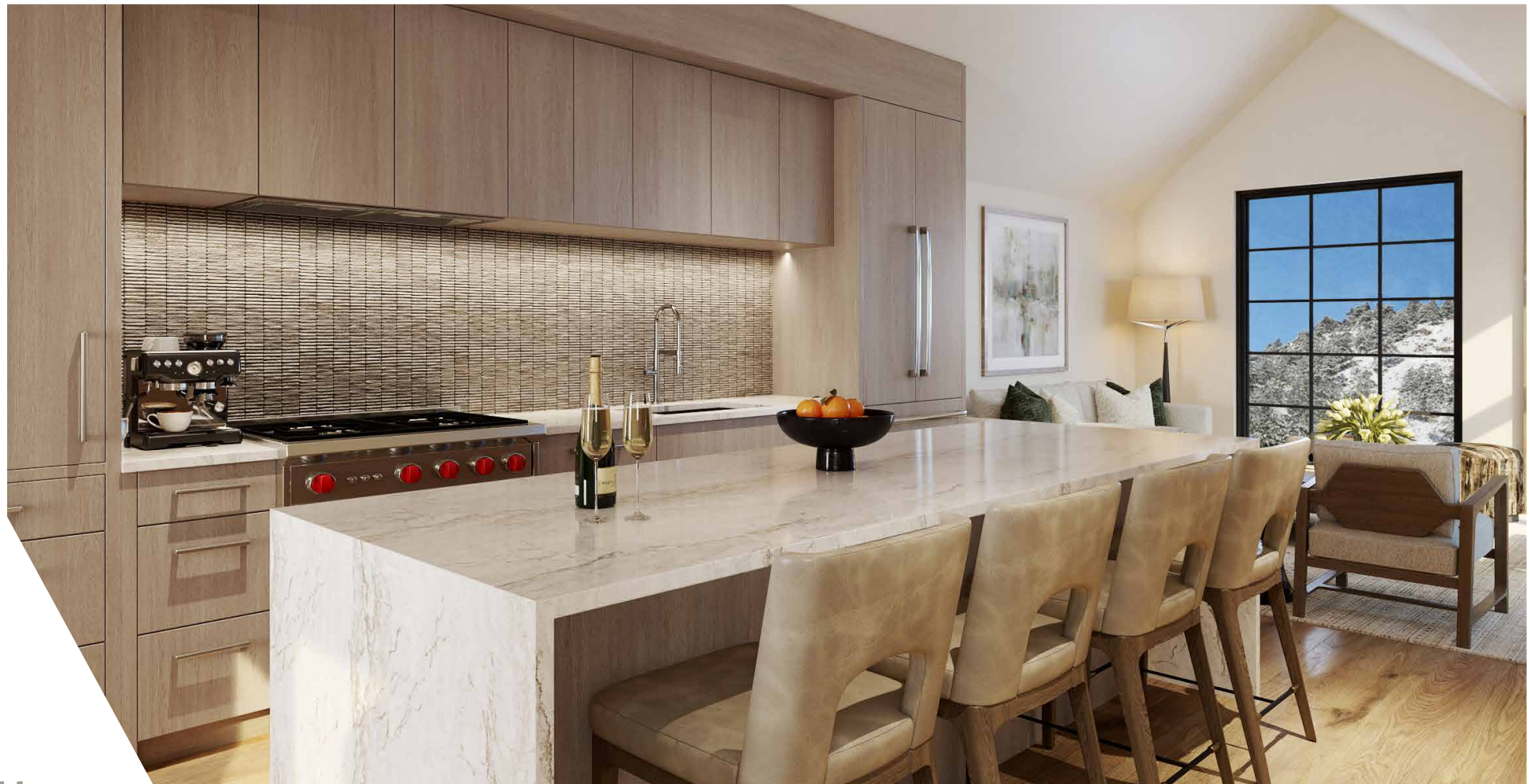


It has been a storied location on the Boulder landscape since early settlers called the creekside solitude at the mouth of the canyon their home. Situated below the iconic flatirons, where granite spires tower overhead, spruce trees cascade down the hillsides, and the acoustic ambiance of Boulder Creek flows directly below.

Boulder Creek c. 1880 >



For half a century, it was the iconic location of the Silver Saddle Motel, a mid-century waypoint on the Western travel itinerary. Today, though, the property has been reimagined into one of Boulder's most exclusive new addresses a limited number of people will soon call home.



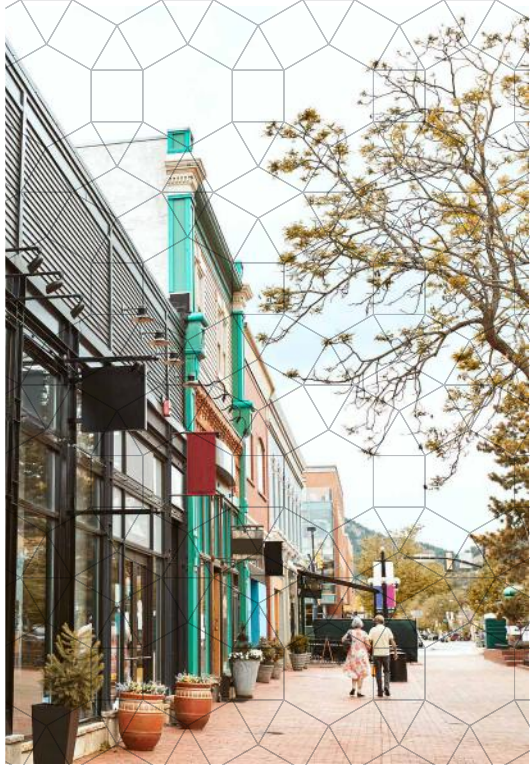
A limited collection of luxury homes will soon be available, with design inspired by the topography, and a modern, refreshing take on living the Boulder lifestyle.





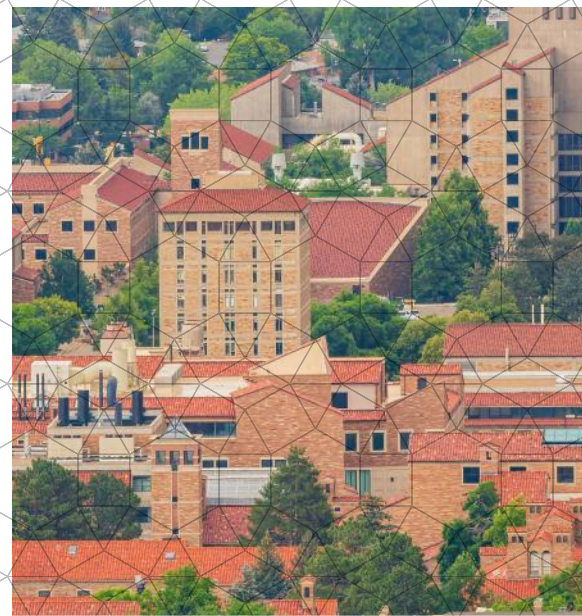
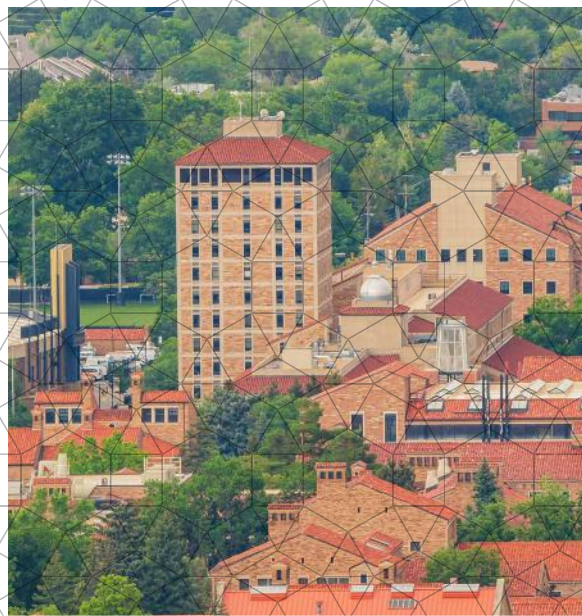
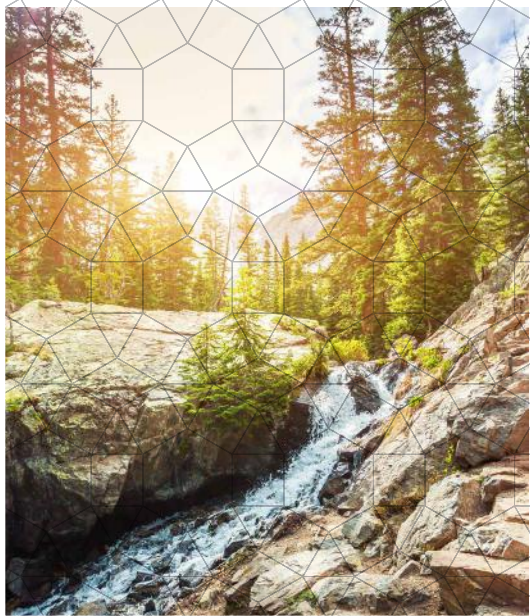
Footsteps from the best of Boulder.
Yet, miles from the everyday.

Saddle Creek is a refreshing reimagination of life in the heart of downtown Boulder, offering a limited collection of spacious, multi-level residences that feature gracious decks, expansive views, and fresh, contemporary design. Nestled into the hillside at the mouth of Boulder Canyon, mere steps from the Boulder Creek path to downtown, it is truly Boulder's most exceptional new residential address.



Car free.
Care free.

It is the very best of Boulder life, completely on your terms.



At Saddle Creek, you are only steps from the Boulder Creek path with roadless access to the Pearl Street Mall to meet friends for a dinner out or to catch a live music show. Saturday morning spent wandering the farmer's market is an easy bike ride away on the electric bikes that are included with each residence. The University of Colorado is close by, where the vibrant campus provides everything from nationally recognized sporting events to the annual Shakespeare Festival. The cultural experiences that await are as endless as the views down the canyon.



Adventurous Escapes

Tucked into the mouth of the Canyon, Saddle Creek puts you moments away from the breathtaking immersion of the foothills, with easy access to hiking, skiing, fly fishing and all the adventure for which Boulder is famous.

The Flatirons and Boulder County Open Space serve as your backyard, with countless trails available for a morning run or an afterwork hike.

The cherished wilderness area of Indian Peaks is an easy drive up the canyon, for climbing, hiking, fishing and other alpine pursuits, while nearby Eldora Ski Area serves as your easy-to-access snowsports resort.



●

Your mountain retreat, right in the heart of Boulder.

The luxury residences were designed by multiple, award-winning local architecture teams, bringing design variety and a character anchored in true sense of place. Each residence gracefully flows from floor to floor with generous use of windows, spacious outdoor spaces and thoughtful owner amenities designed for comfortable, low-maintenance living.

The interiors bring together a fresh take on alpine living and mountain character, with optional design finish packages featuring natural substrates and understated, contemporary color palettes born of the landscape that surrounds these special residences.



Design inspired by the surroundings. Location inspired by mother nature.



BUILT-INS



SIMPLICITY



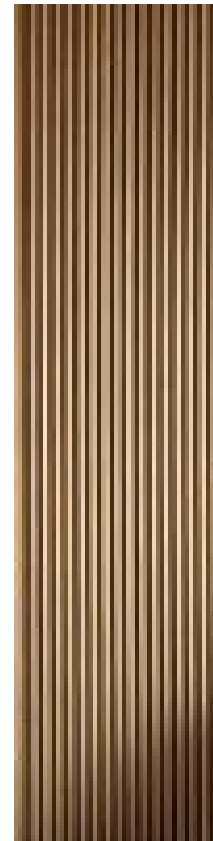
CALMING



LUXURIOUS



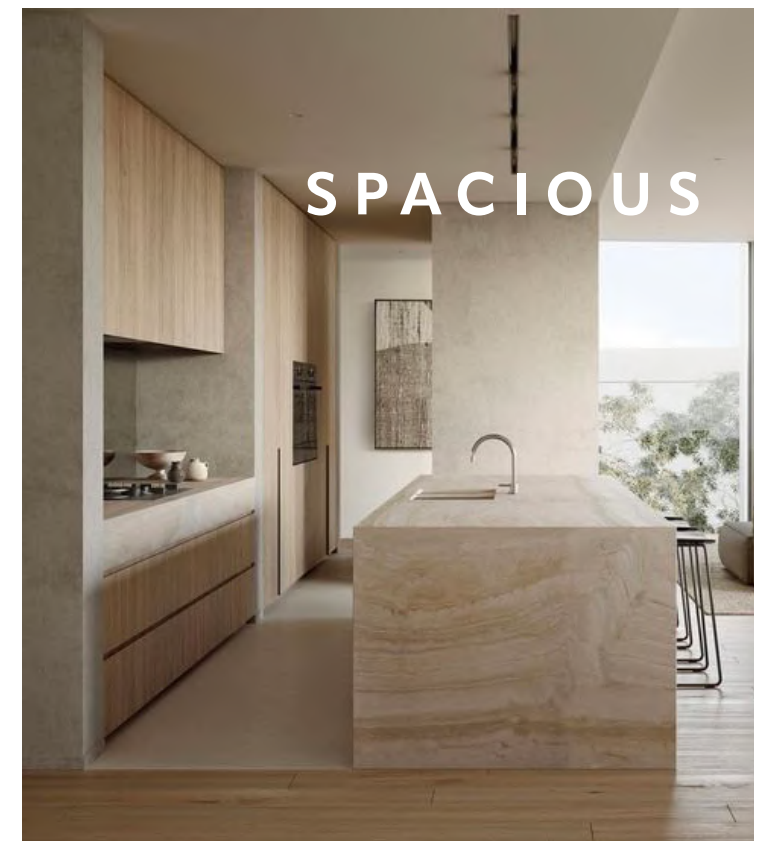
SPA-LIKE



WARMTH



LIFESTYLE



SPACIOUS



ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN

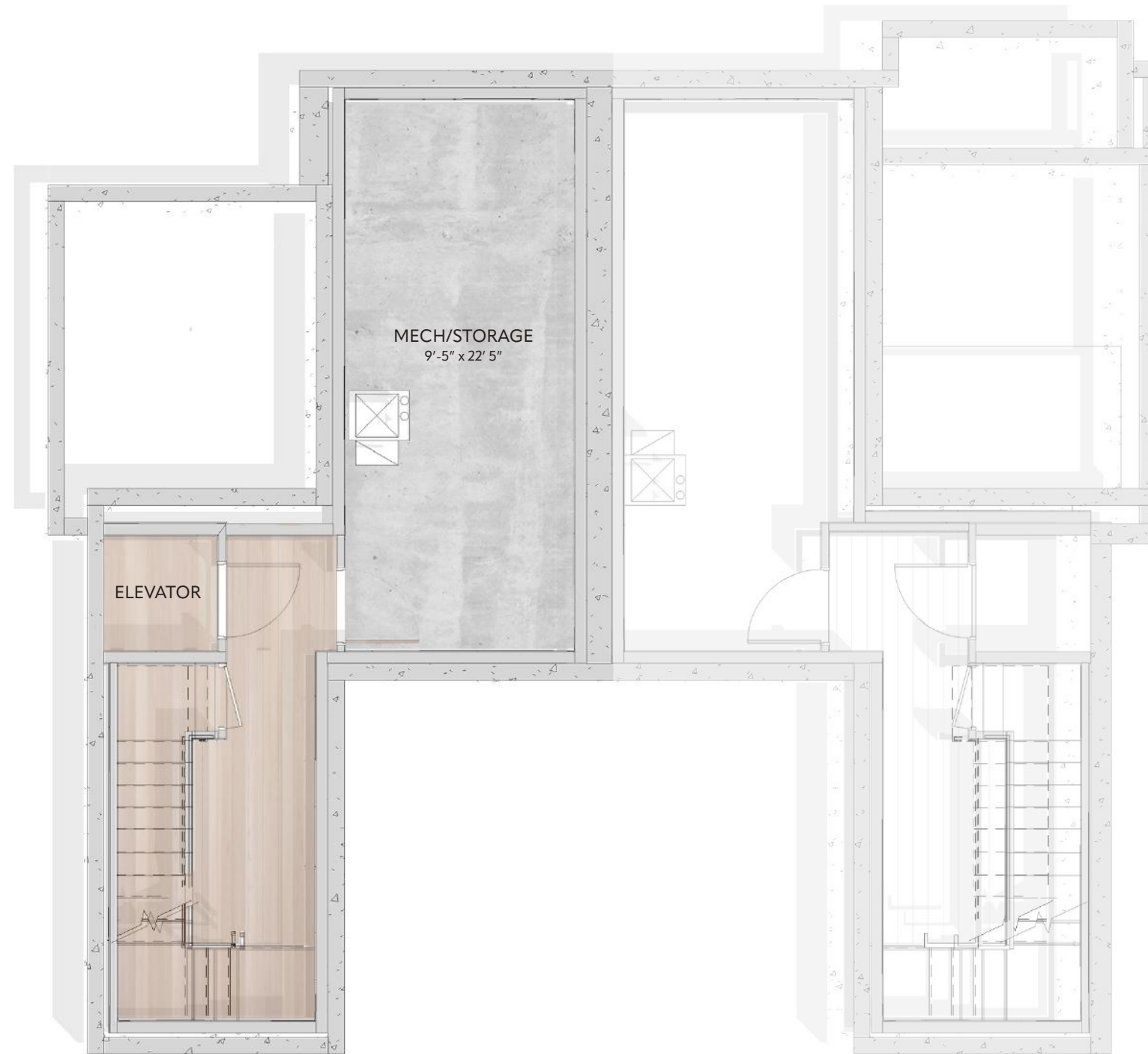


ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN



ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN

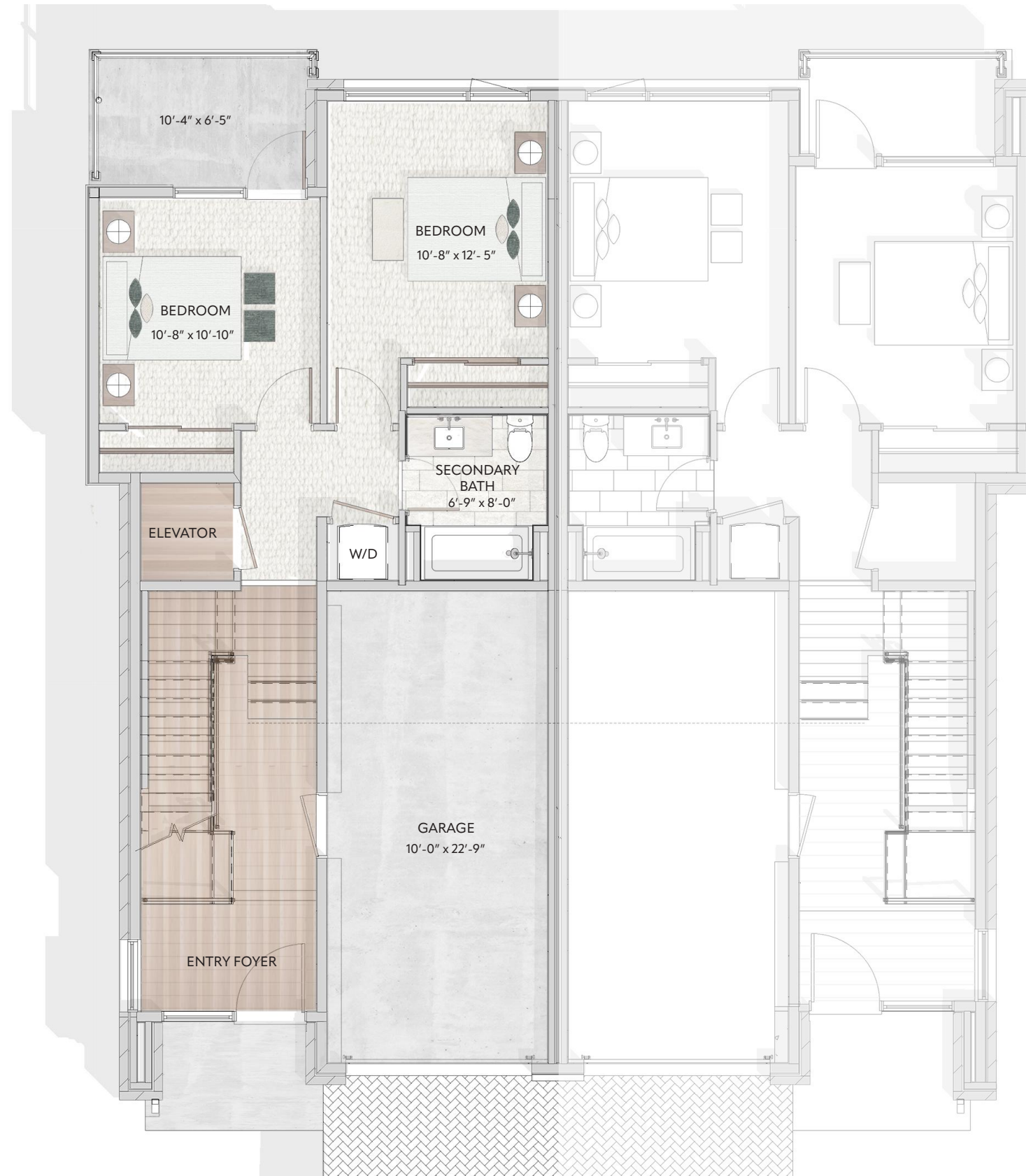
PRIMARY BATHROOM



FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN

10 ARAPAHOE FLOOR PLAN LOWER LEVEL



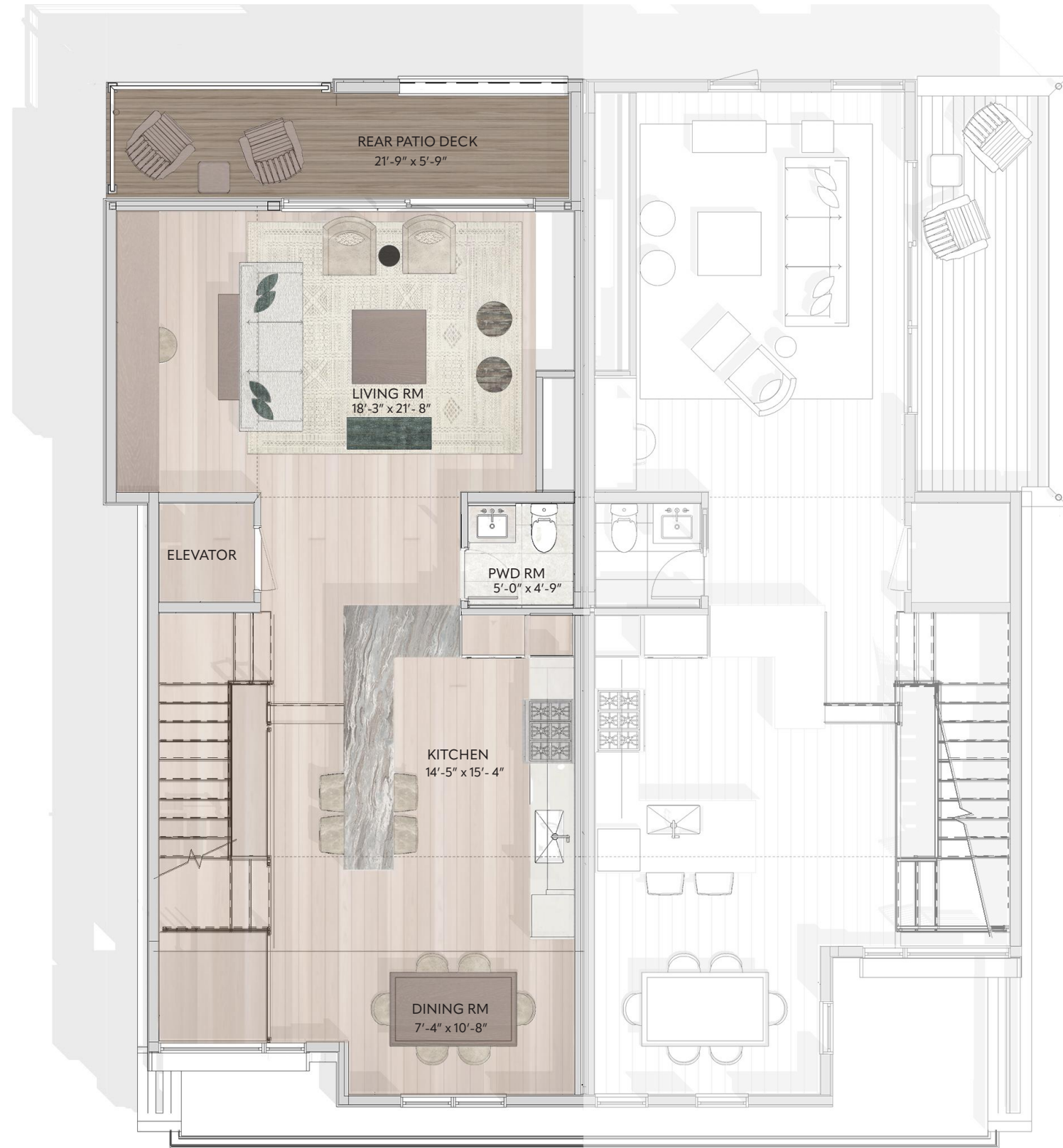


FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN



10 ARAPAHOE FLOOR PLAN

GROUND LEVEL



FLOOR PLANS, ELEVATIONS, AND 3D
 VIEWS ARE FOR REFERENCE TO REPRESENT
 FINISHES AND VARY BY PLAN

10 ARAPAHOE FLOOR PLAN

LEVEL ONE





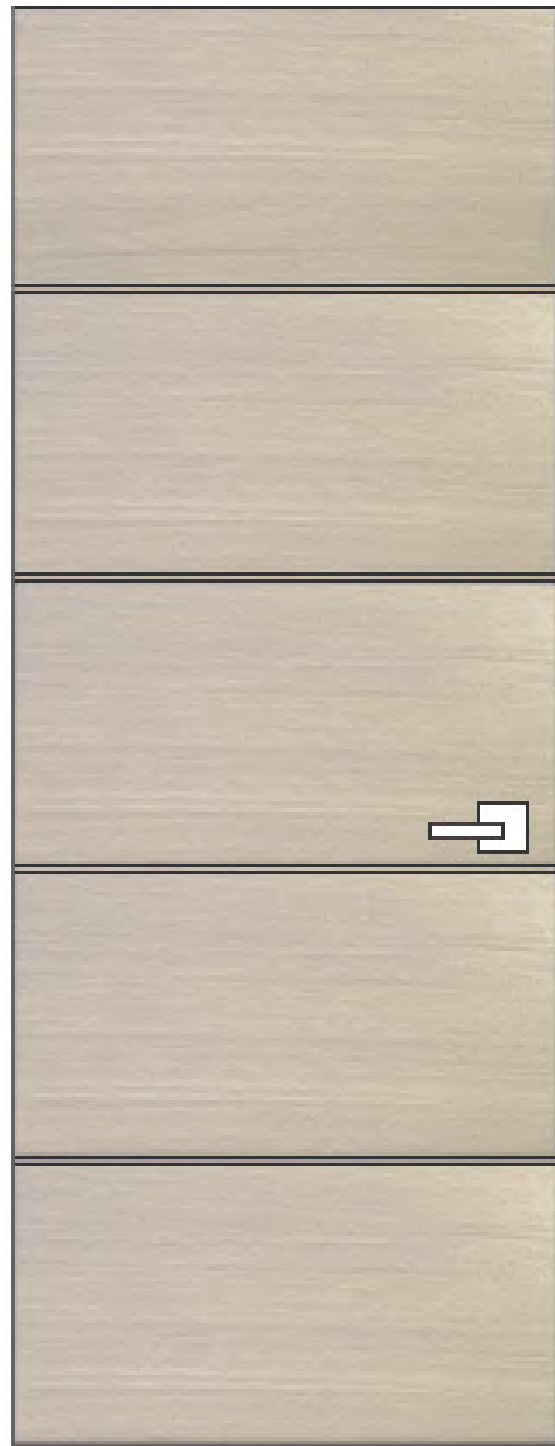
FLOOR PLANS, ELEVATIONS, AND 3D
 VIEWS ARE FOR REFERENCE TO REPRESENT
 FINISHES AND VARY BY PLAN

10 ARAPAHOE FLOOR PLAN

LEVEL TWO



1



2



3



4



5



6



INTERIOR DOOR STYLE

Manufacturer: Trustile
Style: TMIR5000
Material: White Oak
Color: Custom Stained to Coordinate with Wood Flooring
Size: 7'6"H

1

WALL PAINT

Manufacturer: Sherwin Williams
Color: Pearly White

2

CEILING PAINT

Manufacturer: Sherwin Williams
Color: High Reflective White

3

INTERIOR DOOR HARDWARE

Manufacturer: Emtek
Style: Spencer Lever
Finish: Satin Nickel
Size: 5" L Lever
2 1/2" H x 2 1/2" W Square Rosette

4

ENTRY HOOK

Manufacturer: Richelieu
Style: Contemporary Hook
Finish: Stainless Steel
Size: 11/4" H x 5/8" W x 13/4" Projection

5

WOOD FLOORING

Wide plank random length engineered
European White Rift Oak

6

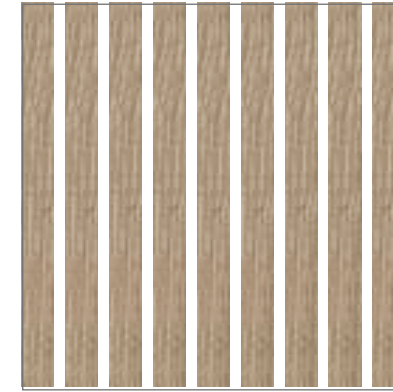


3D VIEW (10 ARAPAHOE)



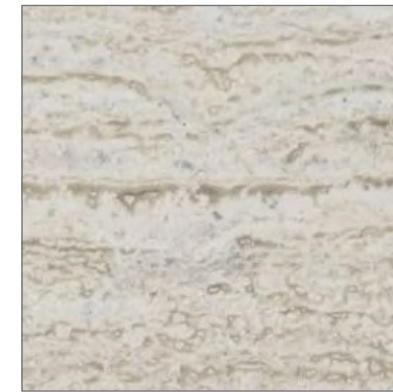
FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN

1



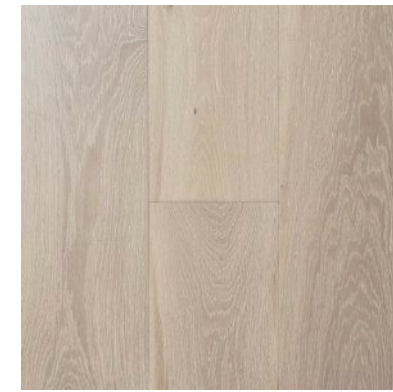
VERTICAL WOOD PANELING
Stained to match wood flooring

2



FIREPLACE SURROUND TILE
Manufacturer: Materials Marketing
Style: Vintage
Material: Limestone
Finish: Vein Cut
Size: 12" Wx24" L

3



WOOD FLOORING
Wide plank random length engineered
European White Rift Oak

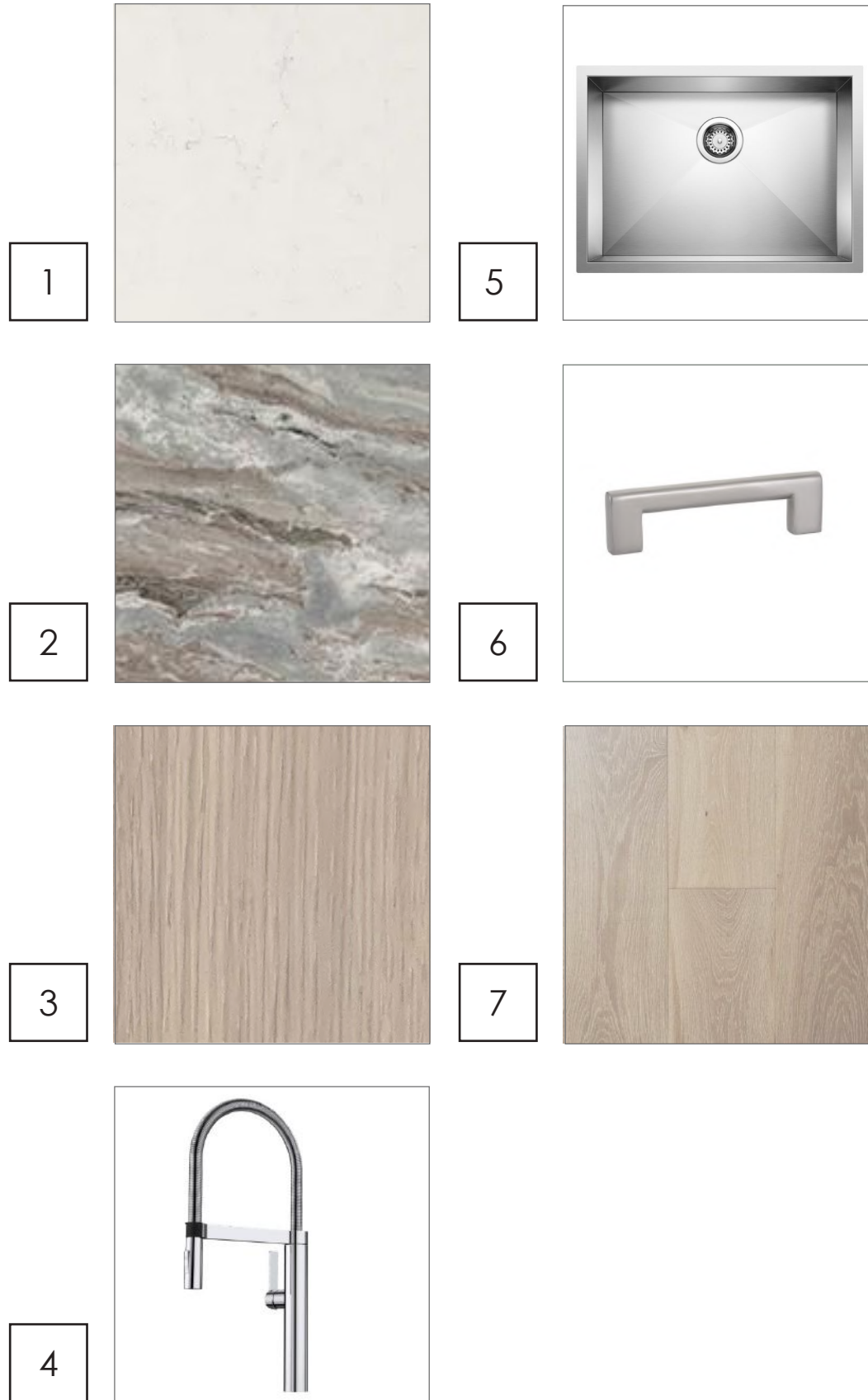
KEY PLAN (10 ARAPAHOE)



3D VIEW (10 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN



- 1 PERIMETER & BACKSPLASH SLAB**
 Manufacturer: Caesarstone
 Style: Frosty Carrina
 Material: Quartz
 Finish: Polished
 Size: 3 CM Exposed Edge, 2 CM for Backsplash
- 2 ACCENT ISLAND SLAB COUNTERTOP**
 Manufacturer: Arizona Tile
 Style: Fantasy Brown Satin
 Material: Marble
 Finish: Satin
- 3 SLAB CABINETS & DRAWERS**
 Style: Slab
 Material: Rift White Oak
 Color: Custom Stain to Coordinate with Wood Flooring
 Finish: Standard
- 4 FAUCET**
 Manufacturer: Blanco
 Style: Blancoculina
 Finish: PVD Steel
 Size: 21 1/2" x 8 5/8"
- 5 SINK**
 Manufacturer: Blanco
 Style: Quatrus R15 28
 Color: Stainless Steel
 Size: 28" x 18"
- 6 APPLIANCE/CABINET PULL**
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" and 10" L
- 7 WOOD FLOORING**
 Wide plank random length engineered
 European White Rift Oak



1



4



6

1

HOOD

Manufacturer: Bosch
Style: 500 series pull-out hood
Size: 30" W
Finish: Stainless Steel

2

GAS RANGE

Manufacturer: Wolf
Style: 36" Dual Fuel Range 6 Burner
Size: 36" W
Finish: Stainless Steel



2

3

WINE FRIDGE

Manufacturer: Zephyr
Style: Panel Ready Dual Zone Wine Cooler
Size: 23 1/2" W x 29 3/4" H
Finish: Stainless Steel



5

4

MICROWAVE

Manufacturer: Wolf
Style: 24" Transitional Drawer Microwave
Size: 24" W

5

REFRIGERATOR

Manufacturer: Bosch
Style: Benchmark Built-In Bottom Freezer Refrigerator
Size: 30" W
Panel Ready



3

6

DISHWASHER

Manufacturer: Bosch
Style: 800 Series Dishwasher
Size: 24" W
Panel Ready



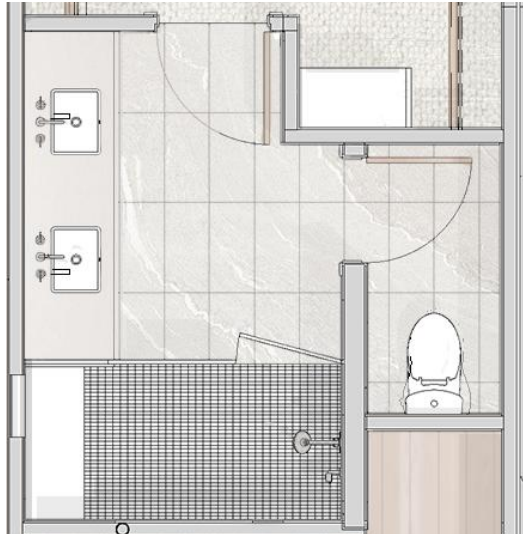
7

7

DOUBLE OVEN

Manufacturer: Wolf
Style: 30" Transitional Built-In Oven
Size: 30" W

KEY PLAN (10 ARAPAHOE)



3D VIEW (10 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN

1



4



2



5



3



6



1

WALL TILE
 Manufacturer: Ergon
 Collection: Stone Talk
 Style: White Rullata
 Size: 12" x 24"

2

VANITY COUNTERTOP, BENCH SEAT & FACE
 Manufacturer: Caesarstone
 Style: Organic White
 Material: Quartz
 Finish: Polished
 Size: 3 CM Exposed Edge

3

SHOWER NICHE MOSAIC
 Manufacturer: Ann Sacks
 Style: Selvaggio
 Color: Athens
 Finish: Honed
 Size: Varies

4

FLOOR & BASE TILE
 Manufacturer: Ergon
 Style: Stonetalk White Martellata
 Material: Porcelain
 Finish: Naturale
 Color: White
 Size: 12" H x 24" L (Floor), 6" H x 24" L (Base)

5

VANITY LED MIRROR
 Manufacturer: Nova
 Style: Nova LED Lighted Mirror
 Size: Varies per Vanity

6

CABINET PULL
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" L

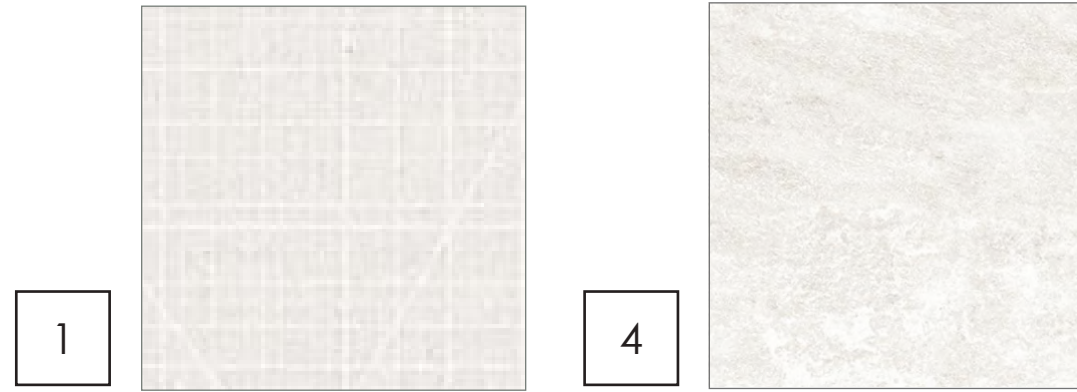
KEY PLAN (10 ARAPAHOE)



ELEVATION (10 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN



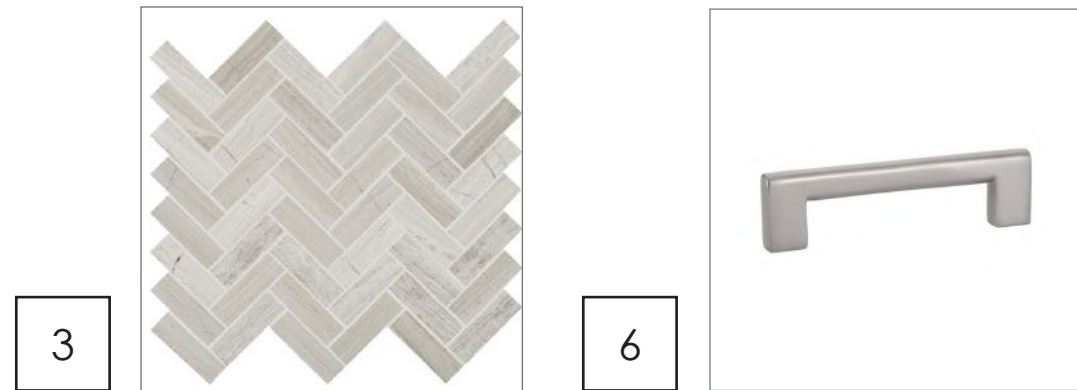
1 WALL TILE
 Manufacturer: Ergon
 Style: Grain Stone
 Color: White Cage Natural
 Finish: Textured
 Size: 12" W x 24" L

2 VANITY COUNTERTOP & BACKSPLASH
 Manufacturer: Cambria
 Style: Delgatie
 Material: Quartz
 Finish: Polished
 Size: 3 CM Exposed Slab, 2 CM Backsplash



3 ACCENT WALL MOSAIC
 Manufacturer: Crossville
 Style: Moongate Herringbone Mosaic
 Material: Natural Stone
 Size: 1" W x 3" L

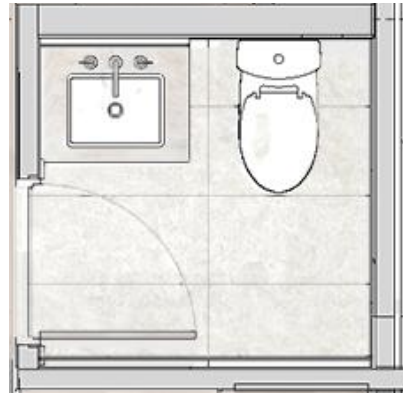
4 FLOOR & BASE TILE
 Manufacturer: Ergon
 Style: Oros Stone
 Color: Tecnica White Natural
 Finish: Natural
 Size: 12" x 24"



5 VANITY MIRROR
 Size: Varies per Vanity

6 CABINET PULL
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" L

KEY PLAN (10 ARAPAHOE)



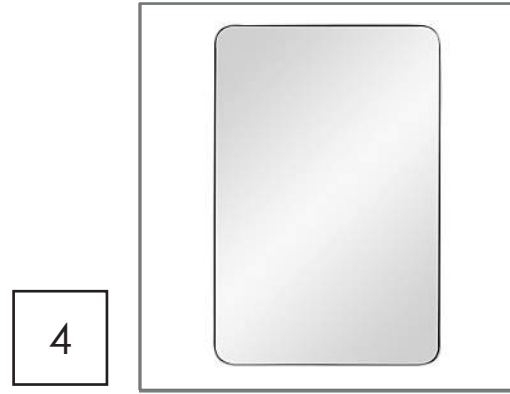
ELEVATION (10 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN



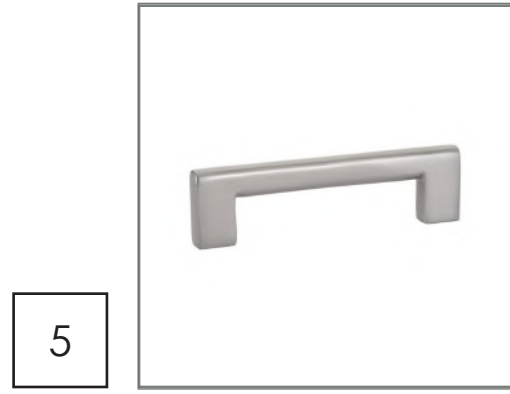
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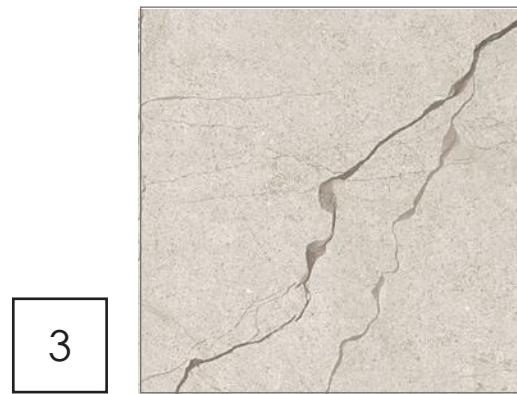
4



2



5



3

- 1 WALL COVERING**
 Manufacturer: Studio Source
 Style: Draw The Line
 Color: Taupe
 Size: 27" x 27"
- 2 VANITY COUNTERTOP**
 Manufacturer: Arizona Tile
 Style: White Truffle
 Material: Marble
 Finish: Polished
 Size: 3 CM Exposed Edge, 2 CM Backsplash
- 3 FLOOR & BASE TILE**
 Manufacturer: Stones & More
 Style: Zecevo
 Material: Matte
 Finish: Naturale
 SIZE: 16" W x 32" L (Floor), Cut to 6" W x 32" L (Base)
- 4 VANITY MIRROR**
 Size: Varies per Vanity
- 5 CABINET PULL**
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8"L



OPEN VIEWS



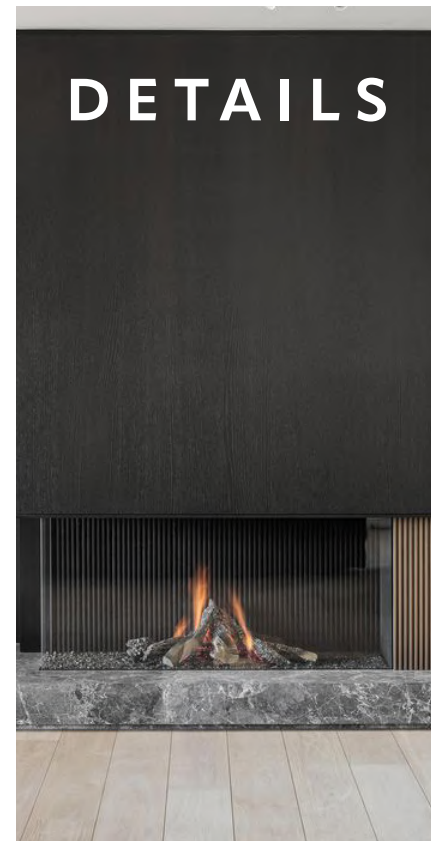
RICHNESS



SIMPLICITY



LIFESTYLE



DETAILS





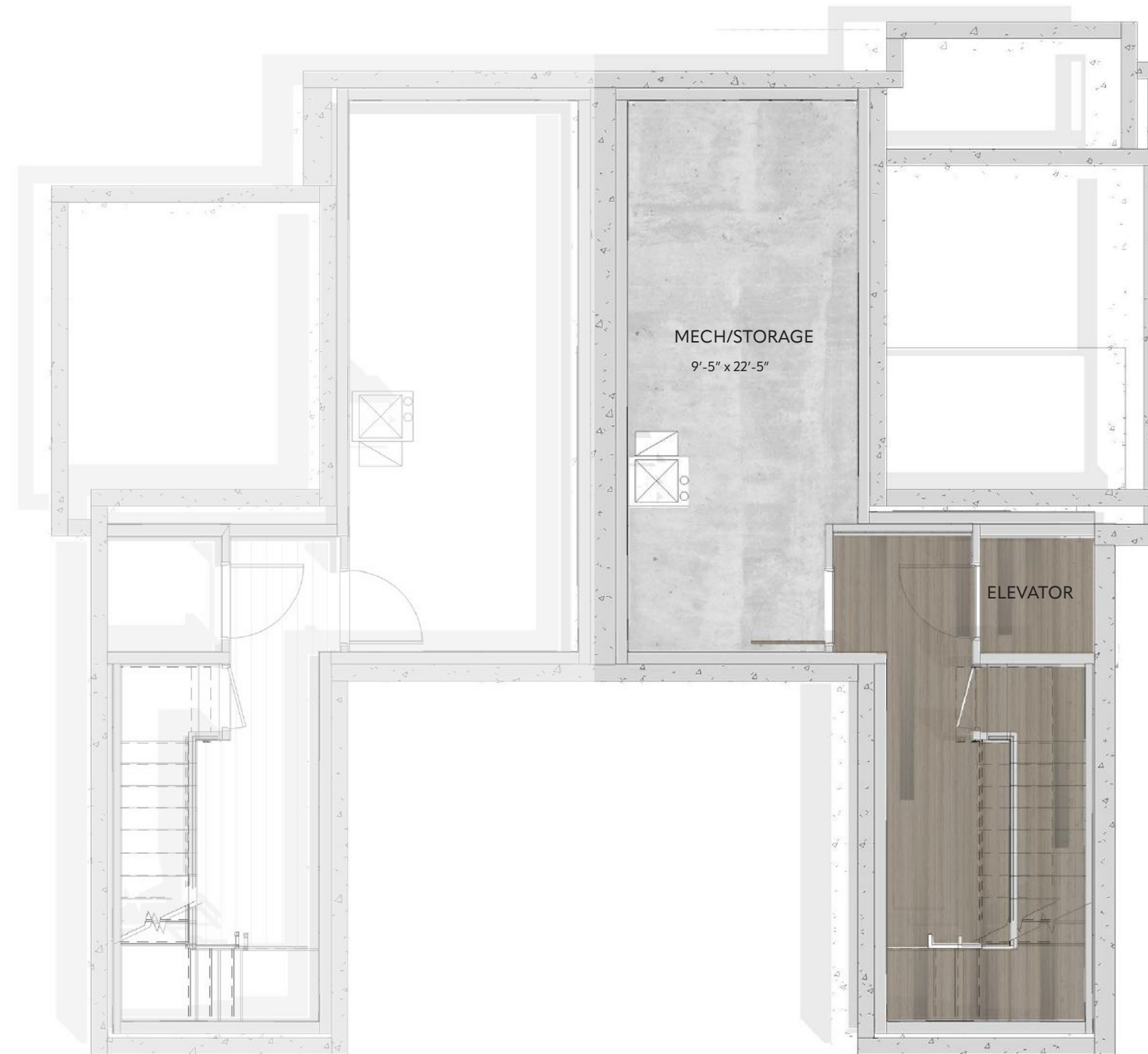
ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN



ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN



ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN



FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN

12 ARAPAHOE FLOOR PLAN LOWER LEVEL





FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN

12 ARAPAHOE FLOOR PLAN

GROUND LEVEL





FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN

12 ARAPHOE FLOOR PLAN LEVEL ONE



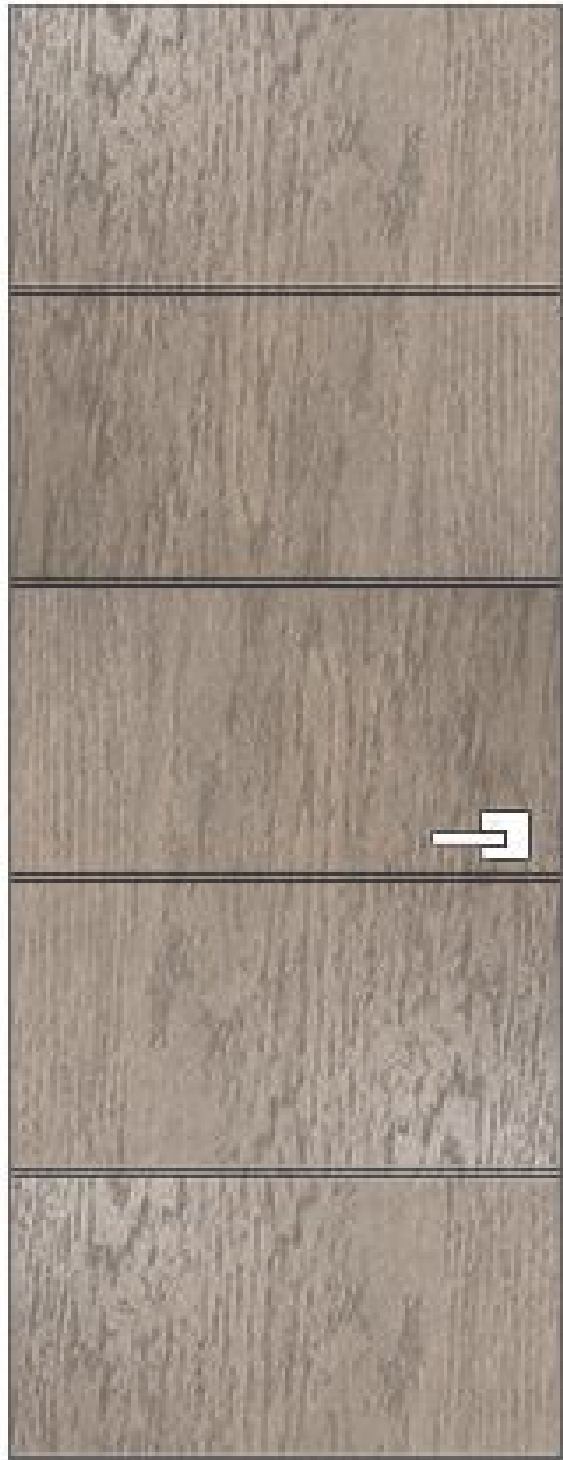


FLOOR PLANS, ELEVATIONS, AND 3D
VIEWS ARE FOR REFERENCE TO REPRESENT
FINISHES AND VARY BY PLAN

12 ARAPAHOE FLOOR PLAN LEVEL TWO



1



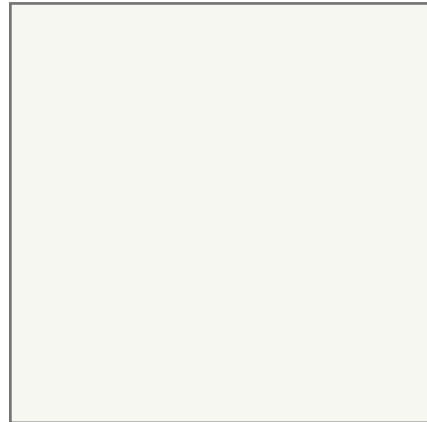
2



5



3



6



4



1

INTERIOR DOOR STYLE

Manufacturer: Trustile
Style: TMIR5000
Material: White Oak
Color: Custom Stained to Coordinate with Wood Flooring
Size: 7'6"H

2

WALL PAINT

Manufacturer: Sherwin Williams
Color: Pearly White

3

CEILING PAINT

Manufacturer: Sherwin Williams
Color: High Reflective White

4

INTERIOR DOOR HARDWARE

Manufacturer: Emtek
Style: Spencer Lever
Finish: Satin Nickel
Size: 5" L Lever
2 1/2" H x 2 1/2" W Square Rosette

5

ENTRY HOOK

Manufacturer: Richelieu
Style: Contemporary Hook
Finish: Stainless Steel
Size: 1 1/4" H x 5/8" W x 1 3/4" Projection

6

WOOD FLOORING

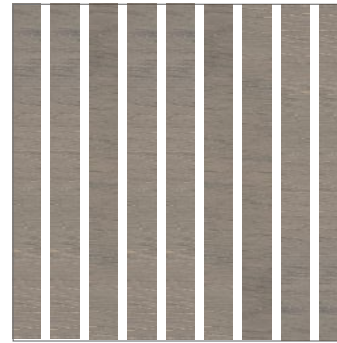
Wide plank random length engineered
European White Rift Oak

3D VIEW (12 ARAPAHOE)



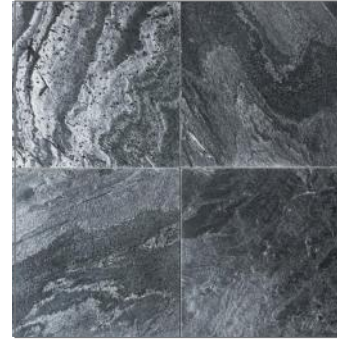
FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN

1



VERTICAL WOOD PANELING

2



FIREPLACE SURROUND TILE

Manufacturer: Decorative Materials
Style: Ostrich Gray Slate Tile
Material: Slate
Finish: Vein Cut
Size: 16" x 16" x 5/8"

3



WOOD FLOORING

Wide plank random length engineered
European White Rift Oak

4



HEARTH ACCENT SLAB

Manufacturer: Arizona Tile
Style: Beverly Blue
Material: Marble
Finish: Polished

LIVING ROOM FIREPLACE
MOUNTAIN MOOD



KEY PLAN (12 ARAPAHOE)



3D VIEW (12 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN

1



5



2



6



3



7



4



1

PERIMETER & BACKSPLASH SLAB
 Manufacturer: Caesarstone
 Style: Bianco Drift
 Material: Quartz
 Finish: Polished
 Size: 3 CM Exposed Edge, 2 CM for Backsplash

2

ACCENT ISLAND SLAB COUNTERTOP
 Manufacturer: Arizona Tile
 Style: Beverly Blue
 Material: Marble
 Finish: Polished

3

SLAB CABINETS & DRAWERS
 Style: Slab
 Material: Rift White Oak
 Color: Custom Stain to Coordinate with Wood Flooring
 Finish: Standard

4

FAUCET
 Manufacturer: Blanco
 Style: Blancoculina
 Finish: PVD Steel
 Size: 21 1/2" x 8 5/8"

5

SINK
 Manufacturer: Blanco
 Style: Quatrus R15 28
 Color: Stainless Steel
 Size: 28" x 18"

6

APPLIANCE/CABINET PULL
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" and 10" L

7

WOOD FLOORING
 Wide plank random length engineered
 European White Rift Oak



1



4



6

1

HOOD

Manufacturer: Bosch
Style: 500 series pull-out hood
Size: 30" W
Finish: Stainless Steel

2

GAS RANGE

Manufacturer: Wolf
Style: 36" Dual Fuel Range 6 Burner
Size: 36" W
Finish: Stainless Steel

3

WINE FRIDGE

Manufacturer: Zephyr
Style: Panel Ready Dual Zone Wine Cooler
Size: 23 1/2" W x 29 3/4" H
Finish: Stainless Steel



2



5

4

MICROWAVE

Manufacturer: Wolf
Style: 24" Transitional Drawer Microwave
Size: 24" W

5

REFRIGERATOR

Manufacturer: Bosch
Style: Benchmark Built-In Bottom Freezer Refrigerator
Size: 30" W
Panel Ready

6

DISHWASHER

Manufacturer: Bosch
Style: 800 Series Dishwasher
Size: 24" W
Panel Ready



3



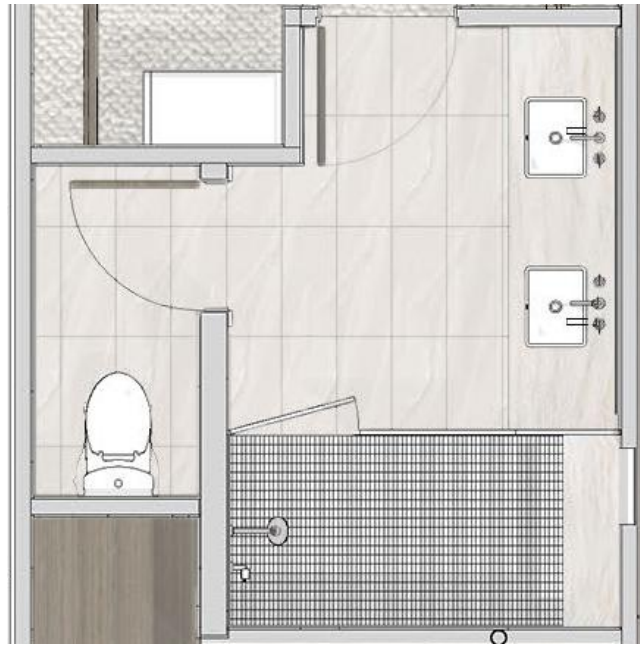
7

7

DOUBLE OVEN

Manufacturer: Wolf
Style: 30" Transitional Built-In Oven
Size: 30" W

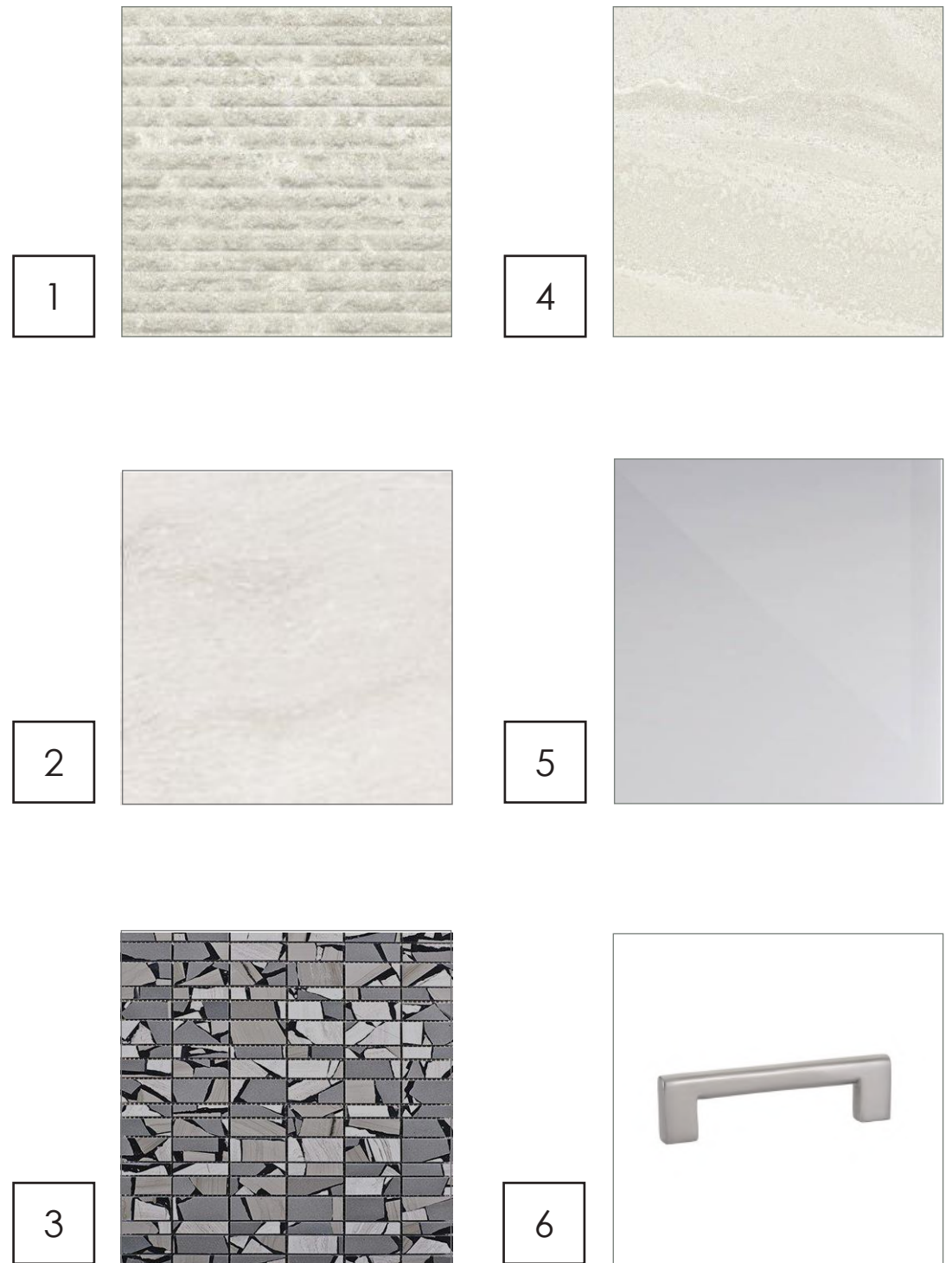
KEY PLAN (12 ARAPAHOE)



3D VIEW (12 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN



- 1

WALL TILE
 Manufacturer: Ergon
 Collection: Stonehenge
 Style: Ivory Line
 Size: 12" x 24"
- 2

VANITY COUNTERTOP, BENCH SEAT & FACE
 Manufacturer: Cambria
 Style: Ironsbridge
 Material: Marble
 Finish: Polished
 Size: 3 CM Exposed Edge
- 3

SHOWER NICHE MOSAIC
 Manufacturer: Porcelanosa
 Style: Lines Safary Brown
 Finish: Honed
 Size: 12" x 12"
- 4

FLOOR & BASE TILE
 Manufacturer: Ergon
 Style: Stonehenge Ivory
 Material: Porcelain
 Finish: Naturale
 Size: 12" H x 24" L (Floor), 6" H x 24" L (Base)
- 5

VANITY LED MIRROR
 Manufacturer: Nova
 Style: Nova LED Lighted Mirror
 Size: Varies per Vanity
- 6

CABINET PULL
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" L

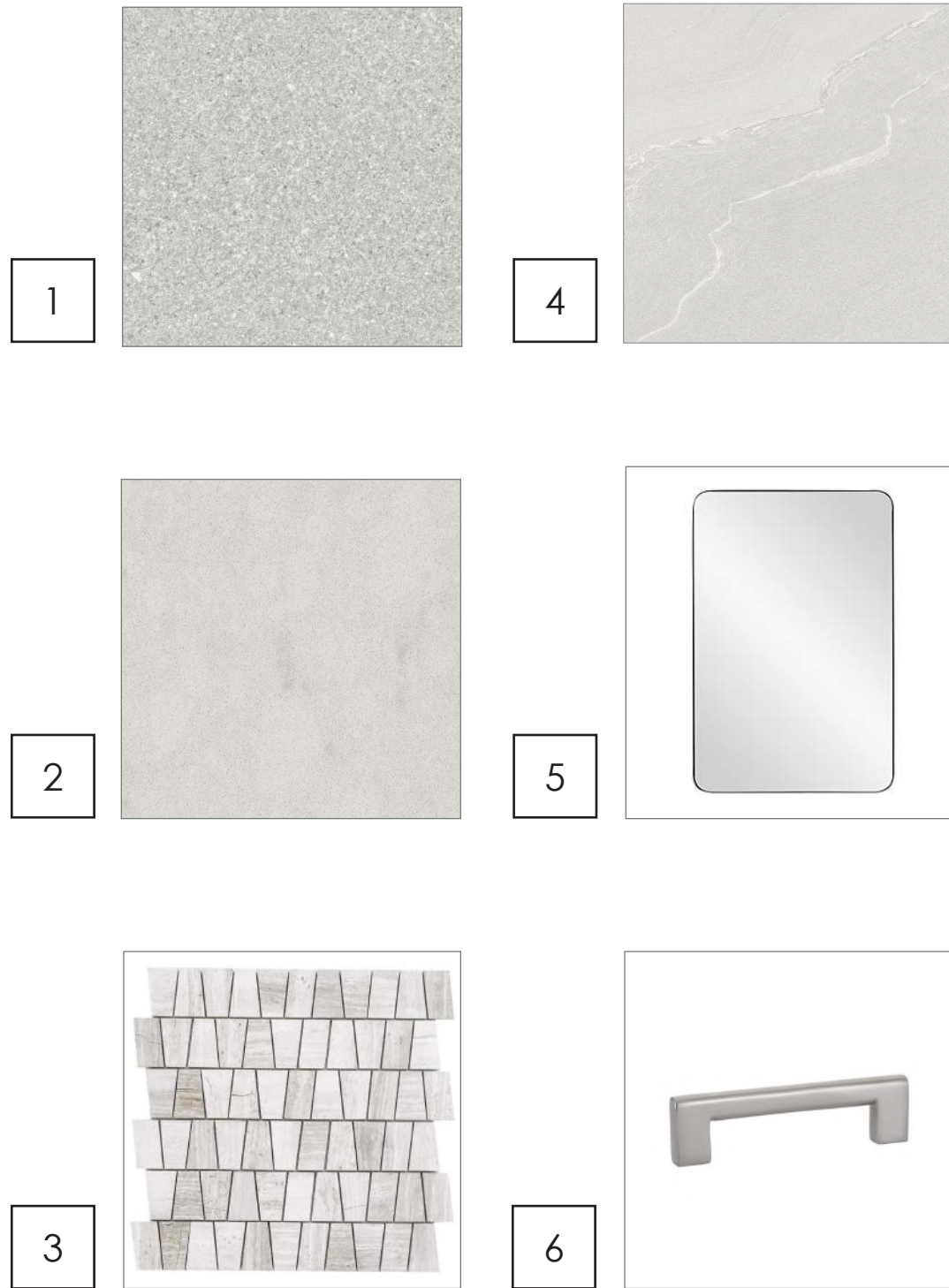
KEY PLAN (12 ARAPAHOE)



ELEVATION (12 ARAPAHOE)



FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN



WALL TILE

Manufacturer: Ergon
 Style: Grain Stone
 Color: Sand Cage Natural
 Finish: Textured
 Size: 12" W x 24" L

VANITY COUNTERTOP & BACKSPLASH

Manufacturer: Caesarstone
 Style: Misty Carrera
 Material: Quartz
 Finish: Polished
 Size: 3 CM Exposed Slab, 2 CM Backsplash

SHOWER FLOOR & NICHE MOSAIC

Manufacturer: Nemo Tile
 Style: Ruscello Stone
 Color: Hasia Cuneo Mosaic
 Size: 12" x 12"

FLOOR & BASE TILE

Manufacturer: Ergon
 Style: Stone Talk
 Color: Sand Martellata
 Finish: Natural
 Size: 12" x 24" (Floor), 6" x 24" (Base)

VANITY MIRROR

Size: Varies per Vanity

CABINET PULL

Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8" L

KEY PLAN (12 ARAPAHOE)



ELEVATION (12 ARAPAHOE)

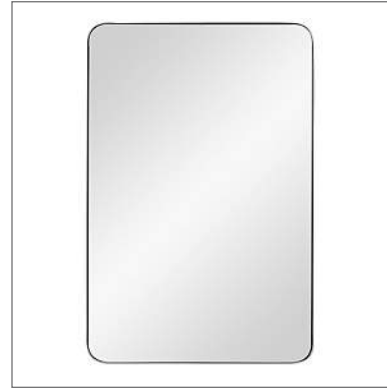


FLOOR PLANS, ELEVATIONS, AND 3D VIEWS ARE FOR REFERENCE TO REPRESENT FINISHES AND VARY BY PLAN

1



4



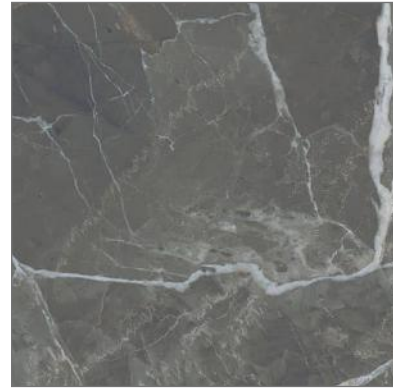
2



5



3



1

WALL COVERING
 Manufacturer: Studio Source
 Style: Draw The Line
 Color: Mineral
 Size: 27" x 27"

2

VANITY COUNTERTOP
 Manufacturer: Arizona Tile
 Style: Aravalli
 Material: Quartzite
 Finish: Polished
 Size: 3 CM Exposed Edge, 2 CM Backsplash

3

FLOOR & BASE TILE
 Manufacturer: Stones & More
 Style: Calcatta Black
 Material: Matte
 Finish: Naturale
 SIZE: 16" W x 32" L (Floor), Cut to 6" W x 32" L (Base)

4

VANITY LED MIRROR
 Manufacturer: Nova
 Style: LED Lighted Mirror
 Size: Varies per Vanity

5

CABINET PULL
 Manufacturer: Emtek
 Style: Trail Pull
 Finish: Satin Nickel
 Size: 8"L



1



2



3



4



5

FAUCET

Manufacturer: Waterworks
Style: Formwork Gooseneck Three Hole Deck Mounted Lavatory
Faucet with Metal Lever Handles
Finish: Chrome

1

UNDERMOUNT SINK

Manufacturer: Kohler
Style: Verticyl Undermount Sink
Color: White

2

SHOWER HEAD

Manufacturer: Waterworks
Style: Universal Rain Shower Head
Finish: Chrome

3

HAND SHOWER

Manufacturer: Waterworks
Style: Ludlow Handshower on Hook with Metal Handle
Color: Chrome

4

SHOWERHEAD & HANDSHOWER CONTROL VALVE

Manufacturer: Waterworks
Style: Formwork Two Way Diverter Valve Trim for Thermostatic
System with Metal Lever Handle
Finish: Chrome

5

6



9



6

SHOWERHEAD CONTROL VALVE
Manufacturer: Waterworks
Style: Formwork Pressure Balance with Diverter Trim with Metal Lever Handle
Finish: Chrome

7

TUB & SHOWER CONTROL VALVE
Manufacturer: Waterworks
Style: Formwork Two Way Diverter Valve Trim for Pressure Balance System with Metal Lever Handle
Finish: Chrome

7



10



8

TUB SPOUT
Manufacturer: Waterworks
Style: Ludlow Wall Mounted Tub Spout
Finish: Chrome

9

BATH TUB
Manufacturer: Duravit
Style: Architec Bath tub with Panel Height 20 1/2"
Color: White

8



10

TOILET
Manufacturer: Toto
Style: Aquia IV 1G Close Coupled Toilet
Color: Cotton







1



2

WASHER

Manufacturer: Whirlpool
Style: Front Load Washer with Load & Go Dispenser
Size: 31 9/16"D x 38 5/8"H x 27"W
*Typically Stacked

1

DRYER

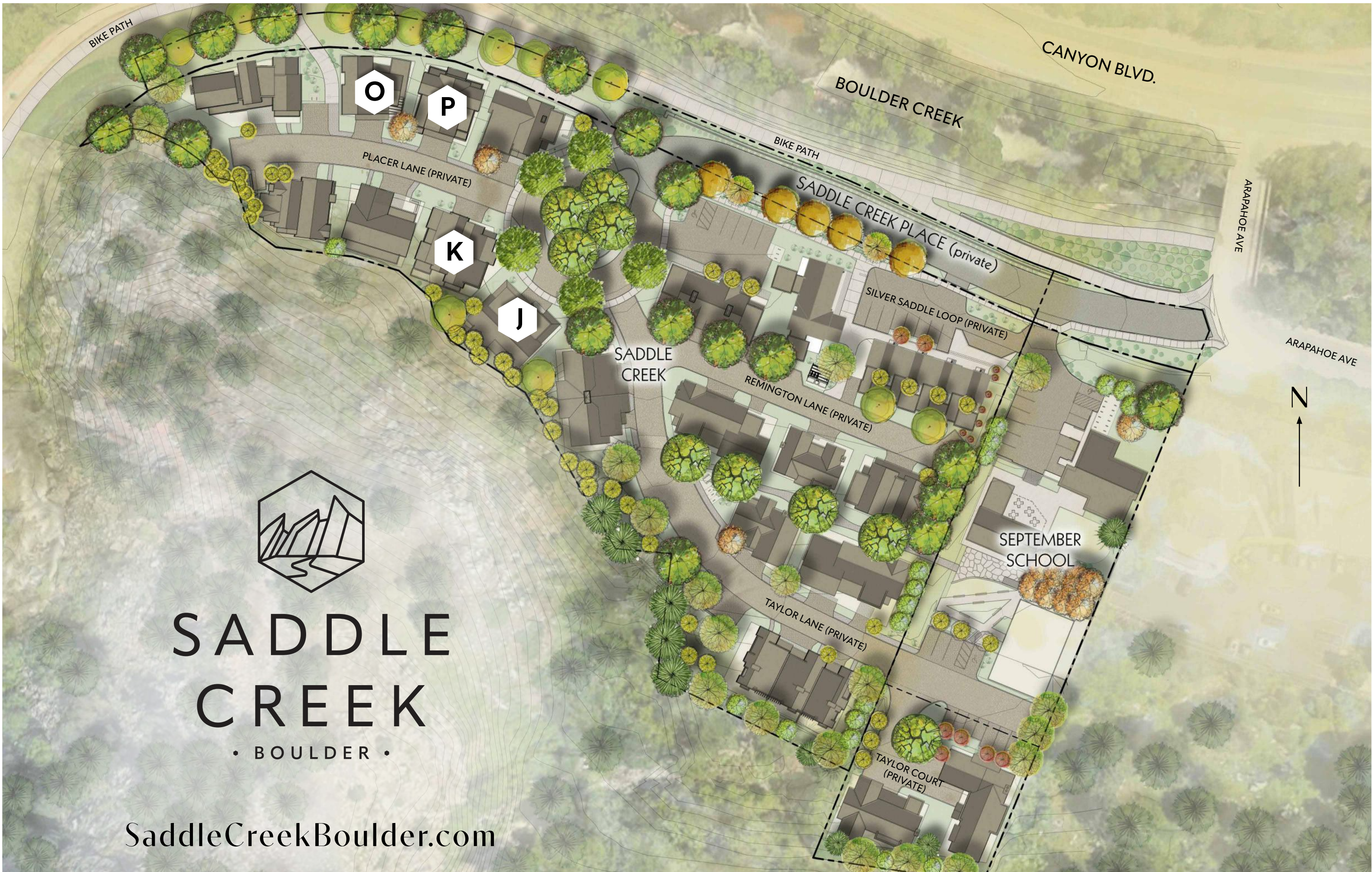
Manufacturer: Whirlpool
Style: Electric Dryer with Intuitive Touch Controls
Size: 31"D x 38 3/4"H x 27"W
*Typically Stacked

2





ARTIST'S CONCEPTUAL RENDERING; LAYOUT AND DETAILS VARY BY PLAN



BIKE PATH

CANYON BLVD.

BOULDER CREEK

BIKE PATH

O

P

PLACER LANE (PRIVATE)

SADDLE CREEK PLACE (private)

K

J

SADDLE CREEK

SILVER SADDLE LOOP (PRIVATE)

REMINGTON LANE (PRIVATE)

ARAPAHOE AVE



SEPTEMBER SCHOOL

TAYLOR LANE (PRIVATE)

TAYLOR COURT (PRIVATE)



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