

902 South Main Street

Buena Vista, Colorado

Commercial: 1,348 sq. ft. | ½ Bath • Residential: 2,087 sq. ft. | 2–3 Bedrooms | 2 Baths

Listed at \$1.599M | MLS #2207669

Energy Efficiency & Comfortable Living

- Insulated Concrete Form (ICF) construction on all four walls and all three stories, exceeding County and Town requirements.
- ICF walls are approximately 14 inches thick, incorporating 8 inches of reinforced concrete, 4 inches of closed-cell foam insulation and drywall. Combined with insulated floors, the construction contributes to excellent energy efficiency, comfort and sound reduction.
- Kolbe thermopane windows with solar coating help maintain consistent interior temperatures year-round.
- Three thermostat-controlled Jøtul natural-gas stoves efficiently heat the residence. Ducting is installed for an air-to-air heat exchanger should a future owner wish to add one.
- Radiant Comfort Cove electric heaters serve the stairway halls, upstairs bedroom and bathrooms.
- Dual-wall stovepipes draw combustion air from outside the building.
- Central-vacuum ductwork is in place for a future owner to complete the system if desired.
- Insulated shared walls further contribute to energy efficiency and sound reduction.
- Electric Marathon water heater.
- Ceiling heights are approximately 12 feet in the gallery, 10 feet on the second floor and 8 feet on the third floor, creating an open, light-filled feel.

Interior Finishes

- American Clay walls are featured in the great room, primary bedroom and art gallery.
 - American Clay is a natural clay plaster made in New Mexico. It offers rich depth of color, is repairable, and can be sealed and painted if desired.
- Green-building features include engineered lumber where possible, bamboo flooring, energy-efficient appliances and lighting, and cement-composite siding.
- The second-floor bathroom features a refinished antique clawfoot tub.
- Granite countertops.
- Historic Bernard Maybeck door at the third-floor Juliette balcony, originally from the Watson Science Laboratory at Principia College in Elsah, Illinois.
 - Maybeck was an influential American architect and furniture designer associated with the early 20th-century Arts and Crafts movement.
 - Additional Maybeck doors can be found elsewhere in Buena Vista, including the South Main Clock Tower building and BV Roastery.

- Upgraded Craftsman-style woodwork includes 8-inch baseboards, crown molding, custom trim and solid-wood, two-panel Craftsman-style doors.
- Strand-woven bamboo flooring is used throughout the second story and in one third-floor bedroom. The manufacturing process compresses woven bamboo strands under heat and pressure to create an exceptionally dense and durable flooring material.
- Surround-sound system with installed Pioneer receiver included.

Exterior

- Exterior finished with Hardie-board cement-composite siding.
- The front porch extends over the sidewalk, creating a comfortable outdoor living area during the warmer months.
- Duro-Last membrane roof, selected as a durable, long-lasting upgrade.
- A west-facing upper-level walk-out may be possible with appropriate engineering considerations.
- The third-floor mechanical closet and existing conduit to the first-floor electrical panel provide infrastructure that may support future solar hot-water or photovoltaic systems.
- Potential to add a garage and/or accessory dwelling unit (ADU), subject to applicable approvals.