

## **Elegant and Inviting New Home in Walkable Quail Creek Community**

This lovely 4-bedroom, 4.5-bath “Grant Backcountry” model just feels like home. With 3,387 square feet of well-designed living space, Double Espresso finishes and plenty of inviting touches throughout, you’re just as likely to want to entertain friends as to curl up by the fireplace with a good book.

You’ll find peace and calm in the open floor plan, high ceilings, natural light through doubled-pane windows, main-floor walk-out covered patio, gas fireplace, built-in entertainment center, and large eat-in Gourmet Kitchen with quartz center island and countertops. Features include floors of white oak hardwood, carpet and tile throughout, a finished walkout basement, 2-car garage, mud room and plenty of storage. Conveniently located near schools, shopping and nature, the Quail Creek community is perfectly positioned between downtown Denver and beautiful Boulder.

Enter your new home’s covered porch keyless entry to find the main-floor study with windows on two sides, a powder room and coat closet. Behold the gorgeous, open great room with walkout covered patio, gas fireplace with white marble honed inlay, built-in entertainment center and pristine eat-in Gourmet Kitchen.

The Gourmet Kitchen has it all, with Jenn-Air appliances, extra-tall cabinets, roll-out shelves, upgraded quartz countertops, stone mosaic grey backsplash, and a large center island. Just off the kitchen, find the large kitchen pantry, mud room and 2-car garage.

Walk up carpeted stairs to the sunny loft, perfect as a study or playroom, then to the Master Suite with built-in alcove for artwork and pictures. The Master Suite impresses with its cathedral ceilings, large center window and 5-piece en suite bath with Double Espresso cabinetry, double sinks and a generous walk-in closet.

A pleasant surprise is that each of the 3 upstairs bedrooms has its own full bathroom. Rounding out the spacious upper level is a convenient, windowed laundry room, large closet with furnace, and a large generous linen closet with double doors.

Walk down carpeted stairs to the finished basement that doesn't feel like a basement, with its sun-filled family room with sliding glass doors to the backyard, full bathroom, and bedroom with walk-in closet. All this, plus plenty of downstairs storage and a flexible space that works great as a playroom, workout room, or extra sleeping space.

### **PROPERTY INFORMATION**

- New construction
- Single family
- Stories: 2
- Bedrooms: 4
- Bathrooms: 4.5

- Total Finished Sq Ft: 3,387
- Finished Basement Sq Ft: 855

### **Interior Features:**

- Gourmet Kitchen with large center island
- Upgraded quartz countertops
- Double Espresso finishes throughout
- Brushed nickel lighting fixtures
- Master Suite
- 5-piece en suite bath
- Main-floor study
- Upstairs loft
- Gas fireplace
- Built in entertainment center
- Double-pane windows
- Walk-in closets
- Mud room
- Flooring: White Oak Hardwoods, Carpet, Tile
- Jenn-Air stainless steel appliances
- Hard-wired combo smoke/carbon monoxide detectors on each level
- Smoke detectors in each bedroom
- Touchscreen deadbolt entry
- Navien 98% efficiency tankless water heater

### **Exterior Features:**

- Covered main-floor patio
- Sprinkler system
- 2-car attached garage
- Professional landscaping
- Irrigation in front yard
- Designed for energy efficiency and sustainability
- Meets standards for US EPA Energy Star Program

### **PUBLIC REMARKS**

This inviting 4-bedroom, 4.5-bath home brings you 3,387 square feet of well-designed living space. You'll find peace and calm in the open floor plan, high ceilings, upstairs loft, main-floor study, and natural light streaming through large, double-pane windows. Your new home features Double Espresso finishes and brushed nickel fixtures throughout, an exquisite, eat-in Gourmet Kitchen, finished walkout basement, main-floor walkout covered patio, gas fireplace, built-in entertainment center, and floors of white oak hardwood, carpet and tile. All this, plus a mud room, 2-car garage and plenty of storage, located near schools, shopping and nature in the idyllic Quail Creek community.