

## INTRO / PUBLIC REMARKS:

50 acres of rolling hills and golden, unobstructed views of the Rocky Mountain front range will take your breath away in this peaceful, pastoral setting and modern, lovingly built 5-bedroom, 4-bathroom XXX square-foot farm/ranch residence. Uniquely situated in beautiful Douglas County, this property is perfect for private or public horse boarding, farming, and the serenity of rural living. Take in the spectacular scenery all around you including exquisite landscaping, a live creek bed at the bottom of the hill and mature trees with auto-drip irrigation system. Property includes a paved driveway, solar power system and two water sources on the property, and the home's sunny, open floor plan features a gourmet kitchen with granite countertops and center cooking island, fireplace, seven ceiling fans, two closets in each bedroom, custom walk-in closet and rolling shades in the large master suite, a workout room, two laundry rooms, mud room with closet, 4-car garage, central vacuum system, intercom system, and speakers inside and out for music all around. And all this is mere minutes from trails and recreation, including the 4.6-mile Sharptail Ridge Trail, Chatfield Reservoir and the acclaimed Arrowhead Golf Course golf -- and all just 40 minutes from the vibrancy of downtown Denver, CO.

The never-to-be-obstructed views seem endless as you travel the paved driveway to experience your spacious, sun-lit home surrounded by active birdhouses, meticulous landscaping and mature trees. From the welcoming front porch and past the comfortable outdoor seating area -- one of several situated around the property for optimum sun exposure all day long -- enter to find a formal dining area with bay windows that offer a Front Range view. Pass the spacious office with French doors and notice the thought and care that was put into the design and layout of the seamless, spacious-yet-cozy floor plan. Enter the kitchen and great room through the main entryway or past the built-in buffet and you're struck by the red and golden views that greet you. Experience the large, friendly gourmet kitchen with granite countertops, 5-burner Jenn-Air gas range built into the center cooking island, stainless steel appliances, convection oven, extra-large walk-in pantry and maple cabinetry.

The spacious family/entertaining room includes a fireplace and a ceiling fan (one of seven in the home) and is wired for piping music inside and out. From the great room, walk out to the spacious deck with endless views, perfect for entertaining, and you'll find a second adjacent deck off the master suite.

The main-floor Master Suite includes a large walk-in closet, a windowed jacuzzi bath with remote rolling shades, and a separate shower. Also on the main floor you'll find the 4-car attached garage, mudroom, and an additional bedroom with double closets, 2-1/2 bathrooms, a laundry room (one of two!), and plenty of storage space throughout.

Head down the stairs to the finished walk-out basement with its large recreation and entertaining area with kitchenette and find 3 more bedrooms, 2 modern full baths, a generous workout area and a second laundry room. Walk out the basement doors to the

beautifully manicured lawn and patio areas - the perfect venue for family events or even a wedding.

Immediately across the driveway is a farm-style shed and pen for chickens or dogs. And with property features that include a green house and 2 equipment buildings, you'll find endless possibilities for your farming and equestrian pursuits, or simply the peace and tranquility of country living.

### **ADDITIONAL FEATURES**

- Paved driveway
- Live creek bed on property
- Intercom system
- Sprinkler system
- In-house sprinkler system
- 6kW Solar Energy System for reduced electricity costs
- C
- Auto-drip irrigation
- 2 equipment buildings
- Greenhouse
- Arbor
- Permanent, unobstructed views of the Rocky Mountain front range
- East and West-facing outdoor recreation areas for optimum sun exposure all day long
- Gourmet kitchen with granite countertops, center cooking island and maple cabinets
- Stainless steel appliances
- Wired for sound inside and out
- 7 ceiling fans
- 2 laundry rooms, one on each level
- 2 water sources: Well, plus water tap from the Ravenna pipeline
- Plenty of storage throughout
- 4-car garage
- Mudroom
- Workout room
- Large Master Suite with walk-in closet and built-in shelving
- Remote rolling shades in master bedroom and suite
- 2 closets in each bedroom
- Neutral colors throughout
- Hay production equipment, negotiable for new owner

### **Property Information**

- Style: Single-family Ranch
- Bedrooms: Five
- Bathrooms: Four
- Total Square Feet: 5694
- Finished Square Feet: 5694
- Lot Size: 49.56 Acres
- Basement Square Feet: 2868

- Floors: Two, including Finished Basement
- Heat: Forced Air upstairs, radiant heat in basement
- Cooling: Central Air Conditioning upstairs
- Garage: Four-Car, Attached
- Year Built: 1998

**Schools: Douglas County Re 1**

Elementary: Roxborough

Middle: Ranch View

High: Thunder Ridge

**Broker Remarks:** *24-hour notice is required. By appointment only, listing agent must be present. Call Dan Polimino at 303-522-1161 or Gary Lohrman at 303-829-5900 for more information.*

**PUBLIC REMARKS:**

50 acres of rolling hills and golden, unobstructed views of the Rocky Mountain front range will take your breath away in this peaceful, pastoral setting and lovingly built 5-bedroom, 4-bath almost 6000 square-foot farm/ranch residence. Uniquely situated in beautiful Douglas County, this property is perfect for private or public horse boarding, farming, and the serenity of rural living. The property includes exquisite landscaping, a live creek bed, mature trees, paved driveway, hay operation, solar power, two water sources and three out buildings on the property. The home's open floor plan features a gourmet kitchen with granite countertops, great room, open floor plan, walk out ranch with a main floor master, radiant floor heating, covered decks and patios, a workout room, two laundry rooms, mud room, and a 4-car garage. And all this is mere minutes from hiking and riding trails, Chatfield Reservoir and the acclaimed Arrowhead Golf Course golf --just 40 minutes from the vibrancy of downtown Denver, CO.