

## **Pristine Ranch-style Home**

You'll enjoy the tranquility and open floor plan in this immaculate 3-bed, 3-bath, 3,213 sq. ft. ranch-style home with large finished basement and low-maintenance backyard that backs up to open space with miles of walking trails. All appliances are included in this well-loved home with large gourmet kitchen, office/den and formal dining room and there are plenty of extras including stained glass windows, living area equipped with surround-sound, dry infrared sauna, pool table, built-in backyard fire pit, 3-car attached tandem garage and plenty of storage space throughout.

From the freshly painted exterior and enclosed front entry, you'll feel instantly welcome in this quiet home with its neutral paint throughout and special touches like extra wide doorways and alcoves for your photos and art pieces. The light-filled office/den, bedroom and formal dining room lead to an open living area and lovely gourmet kitchen with double oven, large center island for dining and entertaining, plenty of cabinet space with sliding drawers, a pantry and a breakfast nook. The living/family room is equipped with surround-sound for your entertainment center and features stained glass windows, a gas fireplace and ceiling fan. Walk through sliding doors to the back yard with patio, built-in fire pit and low-maintenance landscaping that backs up to open space with miles of trails near the historic Reuter-Hess Reservoir and wildlife sanctuary.

Also on the main level is a laundry room with sink, built-in hallway console with extra storage for linens and the impressive Master suite with full bath and extra-large walk-in "Classy Closet" designed extra-high for plenty of storage. The finished basement features a full bath, bedroom with walk-in closet, and even more space for entertaining. Pool table, TV and dry infrared sauna included. A separate finished area with wine racks and wine fridge offers flexible, functional space that can be your fitness room, play room, craft room, workshop -- your choice!

### **Additional Features**

- storm door
- lots of storage throughout
- formal dining room
- gourmet kitchen with double oven
- extra large kitchen island
- stained glass windows
- ceiling fan
- gas fireplace
- dry infrared sauna
- walk-in closets in 2 bedrooms
- extra large "Classy Closet" in master suite
- attached tandem garage
- low maintenance yards
- pool table
- all appliances included
- wine racks and wine refrigerator

- wired for surround sound
- close to great shopping at Park Meadows Mall and Southlands Mall
- backs up to walking trail and open space
- near Reuter-Hess Reservoir and wildlife sanctuary
- Exterior recently painted
- fire pit in back yard

### **Property Information**

- Style: Single-family
- Bedrooms: Three
- Bathrooms: Three
- Total Square Feet: 4,101
- Finished Square Feet:
- Unfinished Square Feet:
- Lot Sq. Ft.: 6,011
- Garage: Tandem, three car
- Year Built: 2006
- School District: Douglas County Re 1
- Elementary: Gold Rush
- Middle: Cimarron
- High: Legend

### **PUBLIC REMARKS**

Immaculate 3-bed, 3-bath, 3,213 sq. ft. ranch-style home with finished basement and low-maintenance backyard that backs up to open space with miles of walking trails. All appliances are included in this quiet home with gourmet kitchen, office/den and formal dining room plus plenty of extras like stained glass windows, surround sound in the living room, a sauna, pool table, built-in backyard fire pit, 3-car attached tandem garage and plenty of storage space throughout.