

## COMFORT, SPACE AND PRIVACY, CLOSE TO DENVER

Enjoy the best of all worlds in this spacious, open 5-Bedroom, 5-Bath home on a quiet cul de sac, near the amenities of downtown Denver. Lovingly built and beautifully landscaped, you'll enjoy coming home to this sunny, comfortable home with 18-foot ceilings in the Family Room, Eat-in Kitchen with quartz countertops, large Walk-out Basement, newly constructed Deck for entertaining, and mature trees all around for just the right amount of privacy.

Enter your new home through the arched front doorway with wrought iron gate, and behold the airy, open floor plan as you enter the impressive 2-story Family Room with its dramatic wall of windows, gas fireplace and built-in TV and entertainment center. Just off the main entry to the right you'll find a sitting room. To your left, the perfectly positioned Dining Room.

The main floor's open design flows easily into the spacious Eat-in Kitchen with stainless steel appliances, quartz countertops, a built-in desk and glass cabinetry. Walk through the back doors to find the newly constructed tiled deck with wrought iron railings and Champion retractable awning, all overlooking the expansive, beautifully landscaped backyard.

On the main level, you'll find the Master Bedroom both sunny and spacious with a coved sitting area and built-in features for your TV or for displaying art. The large en suite Master Bath includes a spa tub, large walk-in closet, double-sink vanity, separate shower and generous walk-in closet.

The main-floor Office/Den with built-in desk and shelving can be used as a bedroom or study. An elegant main-floor powder room includes a pedestal sink and built-in shelving, and a convenient main-floor laundry room leads to the 3-car garage, with its own backyard access. Ascend the open stairway with alcoves for your precious art and wall hangings to find two (2) second-floor bedrooms, one with a walk-in closet, connected by a Jack-n-Jill bathroom.

The large partially finished Basement offers plenty of opportunities for entertaining and recreating, with a large finished family Recreation Room, an additional bedroom and bath, plus a large mechanical room with tons of storage. Walk through French Doors to the amazing backyard with its impressive spaces for entertaining and mature trees for privacy. This spacious, comfortable, open-design home in its accessible-yet-private location is a rare find — the perfect forever home for your family.

### **SPECIAL FEATURES**

- New Roof
- Hardwood Floors on main floor

- 3-car Garage with backyard access
- Gas Fireplace
- Pella windows
- Hunter Douglas window coverings
- Champion retractable awning
- 2-story Family Room with ceiling-high windows
- Two (2) ceiling fans
- Chandeliers included
- Neutral walls colors throughout
- Large Basement, 40% finished
- Plenty of storage throughout home
- Walkout Basement
- 9-foot high ceilings throughout main level
- Prewired for security alarms and central vacuum cleaner
- Underground sprinkler
- HVAC water heater etc less than 3 years old
- Plenty of storage throughout home

### **PUBLIC REMARKS**

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