

## NEIGHBORHOOD

Located on a Quiet Cul-De-Sac Backing to Open Space and Cooley Lake. Within Five Minutes of Hiking and Biking Trails and Santa Fe's Aspen Grove Shops, Restaurants, Light Rail, and South Platte Park with the Carson Nature Center. Ski Winter Park/Mary Jane, Copper and other ski areas in just a little over an hour's drive! Approximately 20 minutes drive to downtown Denver, 15 minutes to the DTC, and an easy five minutes to C-470, making this location great for business or entertainment.

## PROPERTY INFORMATION

<b>Construction:</b>	Two Story Stucco	<b>Roof:</b>	Slate
<b>Bedrooms:</b>	Six	<b>Floors:</b>	Hardwood, Tile & Carpet
<b>Bathrooms:</b>	Seven	<b>Heat/Cooling:</b>	Gas Forced Air & Central A/C
<b>Fireplace:</b>	Four	<b>Gas/Elec Avg:</b>	\$585 Per Month
<b>Garage:</b>	Four Car Attached	<b>Water/Sewer:</b>	Public
<b>Square Feet:</b>	5631	<b>Possession:</b>	Mutual Agreement
<b>Lower Level:</b>	2845 (2089 Finished)	<b>Maint Fee:</b>	\$200 Per Month
<b>Lot Size:</b>	1.07 Acre		Snow & Trash Removal, Common
<b>Year:</b>	1996		Ground Maintenance
<b>Taxes:</b>	\$9,060.84 (2012)		

## FLOOR PLAN

**MAIN FLOOR:** Foyer, Living Room with Fireplace, Dining Room, Kitchen with Center Island Breakfast Bar, Informal Dining Area & Access to Patio, Family Room with Fireplace & Access to Patio, Study/Library with Fireplace, Guest Suite with Full Bath, Mud Room, Laundry Room & Powder Room.

**SECOND FLOOR:** Master Bedroom with Access to Deck, Double Sided Fireplace to Sitting Room & Master Bath with Double Vanities and Large Walk-In Closet; 3 Additional Bedrooms each with Walk-In Closet & Full Bath, & Large Bonus Room

**LOWER LEVEL:** Rec Room with Fireplace, Wet Bar & Wine Cellar, Billiard Room, Work-Out Room, Guest Suite with Sitting Room, 3/4 Bath, Utility/Laundry Room, Mechanical Room Plus 2nd Mechanical Room & Storage.

## PROPERTY INFORMATION

<b>Foyer/Entry:</b>	10'0 x 9'6	<b>Master Bedroom:</b>	21'0 x 15'6
<b>Living Room:</b>	15'0 x 15'0	<b>Sitting Room:</b>	10'6 x 8'6
<b>Dining Room:</b>	15'0 x 12'6	<b>Master Bath:</b>	14'6 x 13'0
<b>Kitchen:</b>	17'0 x 15'0	<b>Bedroom 2:</b>	15'6 x 14'6
<b>Informal Dining:</b>	10'6 x 7'0	<b>Bedroom 3:</b>	14'0 x 13'6
<b>Family Room:</b>	25'6 x 17'0	<b>Bedroom 4:</b>	17'6 x 13'6
<b>Study/Library:</b>	18'0 x 14'6	<b>Guest Bedroom:</b>	12'6 x 12'6
<b>Mud Room:</b>	11'6 x 6'6	<b>Rec Room:</b>	16'0 x 15'6
<b>Laundry Room:</b>	11'6 x 8'0	<b>Wet Bar:</b>	16'0 x 13'6
<b>Bonus Room:</b>	23'0 x 22'6	<b>Wine Cellar:</b>	9'0 x 5'0
<b>Utility Room:</b>	7'6 x 7'0	<b>Billiard Room:</b>	19'0 x 14'0
<b>Storage:</b>	13'6 x 12'6	<b>Gust Suite:</b>	17'6 x 12'0 + 10'0 x 6'9
		<b>Work-Out Room:</b>	10'6 x 10'6

## SCHOOLS

<b>Elementary:</b>	Wilder Elementary	<b>Private:</b>	St Mary's School, Front Range Christian School, Mackintosh Academy, Colorado Academy
<b>Middle:</b>	Goddard Middle School		
<b>High:</b>	Heritage High School		

## LEGAL DESCRIPTION & TRANSACTION INFORMATION

**LEGAL:** Lot 12 Blk 1 The Polo Reserve - The Sanctuary  
**EARNEST MONEY:** 5% of Purchase Price Payable to Fidelity Title



## SPECIAL FEATURES & UPDATING:

**2003:** Finished Basement; Removed Wall Between Kitchen & Great Room; Refinished All Hardwood Floors; Replaced All Carpet throughout; Tiled 4 Bathrooms; Added Steam Shower in Master Bathroom; Added Cabinets in Mud Room; Replaced Stone Around 4 Fireplaces; Replaced Sink in Laundry Room; Added Garbage Disposal in Laundry Room; Replaced all Light Fixtures in Entire House Added Cabinets, 2nd Dishwasher, Garbage Disposal & Ice maker in Kitchen; Added Granite Counter-Tops in Kitchen, Added Tiled Back-splash in Kitchen, Added an Attic Fan; Added Additional Roof Vents, Changed Doorknobs on Kitchen Cabinets;

**2003-2013:** Painted Entire Inside of House

**2003-2013:** Landscaping

**2004:** Added Cabinets in Garage; Rebuilt Entertainment Center in Great Room

**2005:** Replaced South Air Conditioner; Replaced Vanity & Toilet in Half Bath; Replaced a Furnace

**2006:** Added Plantation Shutters to 28 Windows

**2009:** Replaced Pool Heater

**2010:** Resurfaced Pool Bottom; Replaced Pool Tile; Replaced both Hot Water Heaters; Replaced the 2nd Furnace

**2011:** Replaced Outdoor Speakers

**2012:** Replaced Pool Cover; Replaced Sink in Pool Bathroom

**2013:** Painted Garage Floor; Painted Entire Exterior of House; Painted Wrought Iron Fence; Replaced Toilet in Master Bathroom; Replaced Large Front Window; Repaired Stucco; Retiled Front Upper Deck; Replaced Broken Roof Tiles; Replaced Front Steps & 2 Drive-way Concrete Slabs; Installed Radon Mitigation System

**ESTIMATE COST OF ALL IMPROVEMENTS: \$357,240**