

## **Custom Built Country Home in Perry Park Golf Community**

Equally convenient to **Denver** and **Colorado Springs** Metro areas  
**Perry Park Country Club and Golf Course**

### House Features

- 1.02 -acre Property

- Double Door Entrance with Storm/Security Doors

- House wired for Internet and Cable

  - Telco grade patch panel

  - 5000 ft Ethernet and 2000 ft CAT-5

  - Two outlets each in all rooms on opposite walls

  - Extra electrical outlets in all rooms

- Air Conditioning

- Attic Fan with lights

- Ceiling Fans in all Bedrooms, Living Room and Den

- Five Bedrooms, Walk In Closets

- Study

- Five and one half bathrooms

- Oversize 3 and ½ car garage

- ADT Security System

- Can Lights in all rooms, the house is well lit

- Extra electrical outlets in all rooms

- Low E double glazed windows

- Hickory Hardwood Floors

- Abundant Storage (includes two attics)

- Perry Park Metro District Water and Sewer** (no Well and no Septic)

- Black Hills Energy Natural Gas** (no Propane)

- 303 Area Code** - Local Phone to **Denver** and **Boulder**

- 9 foot Ceilings throughout house, including basement

- Satellite and Cable access

- Roof Replaced in 2007

  - Grace Water Shield installed

## **Outside**

House faces **Perry Park Open Space** across the street  
Professional landscaping with Rhyolite Rock retaining walls  
Sprinkler System for grass around the house  
Remote controlled exterior lighting  
Fenced yard  
Wrap around cement porch with lighting and switched ceiling outlets  
Lighted Pillars with electrical outlets at driveway entrance  
Four Hose Spigots  
Driveway turnaround  
Dry creek with bridge  
Patio with gas outlet for Grill  
Second level terrace off patio  
Patio lighting

## **Garage**

Oversized 3 and 1/2 car garage

Hy-Loft storage

Separate direct basement and mudroom entrances

Attic storage over garage

Extra Electrical outlets in Workshop area

Telephone Jack

Extra High Ceilings

Side door entrance

Security Lighting over driveway (with motion sensor)

Garage Door Openers

Two Windows with blinds

## **Basement**

Full Basement with 9' Ceilings

Direct access to Garage

Full Bathroom (adjustable Grohe hand-held shower nozzle)

Linen closet

Footlights in Stairwell

Oversized Finished Laundry Room/Hobby Room

- Utility sink

- Cabinets

- TV cable

- Phone

Mechanical Room

- Double Furnace

- Air Conditioning

- Double Water Heater

- Internet Distribution

- Cable TV Distribution

- Telephone Distribution

3 Garden Level Windows

Area used for workouts with TV connection

Remainder of basement is roughed out with Electrical, Lighting and HVAC

## **First Floor**

### **Foyer**

Two Story Foyer with dimmable Chandelier

Light switches top and bottom of staircase

Foyer Window with electrical outlet and remote controlled blackout shade

Foot Lights in stairwell

### **Living Room**

Three Sided Gas Fireplace with fan to Dining Room

Bay Window

Hunter-Douglas Top Down, Bottom Up Duo Shades with Blackout

Lighted Ceiling Fan

Dimmable Can Lighting

Arched doorways

### **Dining Room**

Chandelier (dimmable)

Hunter-Douglas Top Down, Bottom Up Duo Shades with Blackout

Lighted Closet

### **Kitchen**

Center Island with Sink and garbage disposal

Double Sink with Garbage disposal

Dishwasher and Trash Compactor

Abundant cabinet space

Five burner gas range

Double self cleaning ovens with Convection feature

Italian Tile Countertops with Travertine accented backsplash

Refrigerator/ Freezer with Water and Ice Dispenser

Under cabinet task lighting and Dimmable Can Lighting

### **Eating Area**

Sliding door (with shade) access to back patio

Breakfast Bar with hanging Pendant lighting

### **Den**

Karistan Carpet

Gas fireplace with fan

Lighted Art Nook over Fireplace

Windows out onto the Patio with shades and drapes

Lighted Ceiling Fan and Dimmable Can lighting

### **Powder Room**

Italian Tile floor and countertop

Large decorative mirror  
With dimmable wall sconces  
Can Lighting

**Mud Room**

Large Utility Sink  
Countertop  
Cabinets  
Shelving  
Closet  
Bench with storage  
Tile floor  
Can Lighting

**Large Lighted Walk-in Pantry with 1<sup>st</sup> Floor Laundry Chute**

**Guest Suite on Main Floor with Bath**

Karistan Carpet  
Lighted Ceiling Fan  
Can Lights  
Handicap accessible Full Bath (adjustable Grohe hand-held shower nozzle)  
Bathtub with grab bar  
Dual Sliding Door, Lighted Closets

**Lighted Front Coat Closet**

**Lighted Broom Closet**

**Hardwood Floors (Hickory)**

## **Second Floor - Karistan Carpet**

### **Master Bedroom**

- Coffered Ceiling
- Lighted Casablanca Ceiling Fan – Dual Controls
- Can Lights
- Quad electrical outlets
- Ethernet and Cable drops
- Bay Window sitting area
- Hunter-Douglas Duo Top Down, Bottom Up Shades with Blackout

### **Master Bath**

- Italian Tile Floors and Counters with Travertine Accents
- Large shower, dual nozzles (wall & adjustable Grohe hand-held shower)
- Shower bench
- Oversized heated Jetted Tub in Bay window with under step accent lighting
- Mirrored Dual Vanities and cabinets
- Hunter-Douglas Duo Top Down, Bottom Up Shades with Blackout
- Extra cabinets

### **Master Closet**

- Lighted Walk-in closet with Shelving
- Luggage Table with ELFA storage drawers

### **Office/Study**

- Lighted ceiling fan
- Can lights
- Picture window with shades
- Ethernet and Cable drops

### **2<sup>nd</sup> Bedroom**

- Full Bathroom (adjustable Grohe hand-held shower nozzle)
- Lighted Ceiling Fan
- Can lights
- Ethernet and Cable drops
- Lighted Walk-in Closet
- Hunter-Douglas Duo Top Down, Bottom Up Shades with Blackout

### **3<sup>rd</sup> Bedroom**

- Lighted Ceiling fan
- Can Lights
- Ethernet and Cable drops
- Lighted Walk-in Closet
- Jack and Jill Bath (adjustable Grohe hand-held shower nozzle)
- Hunter-Douglas Duo Top Down, Bottom Up Shades with Blackout

**4th Bedroom**

Lighted Ceiling fan

Can Lights

Ethernet and Cable drops

Lighted Walk-in Closet

Jack and Jill Bath (adjustable Grohe hand-held shower nozzle)

Hunter-Douglas Duo Top Down, Bottom Up Shades with Blackout

**Upstairs Laundry Chute**

**Carpeted L-shaped staircase with dimmable foot lighting**



## **Attic**

Full height Floored storage area with lights  
Whole House Attic Fan

## **Exclusions**

### **Basement**

Refrigerator

Freezer

### **2<sup>nd</sup> Bedroom**

Window Valances

### **3<sup>rd</sup> Bedroom**

Window Valances

### **4<sup>th</sup> Bedroom**

Window Valances

### **5<sup>th</sup> Basketball Hoop**