

222 N. Pines Trail, Parker, CO 80138
Custom Property Features & Amenities

Exterior Features:

- Two Story Custom Build Home By Sunshine Master Builders
- Stucco & Stone
- 5 Acre Diamond Shaped Lot
- Landscaping With Approximately 150 Various Pines \$20,000
- Mature Ponderosa, Colorado Blue Spruce, Austrian & Scotch Pines
- Other Trees: Crab Apples, & Autumn Blaze Maple's
- Drip System For Trees
- Large Deck Covering Complete Backside Of Home
- Spectacular Views
- Composition Shingle Roof
- Circular Asphalt Driveway \$12,000
- Backyard Dugout For Large Pond Can Leave Or Fill Back In Dirt
- Automatic Security Lightening Garage & Back Of Home

General Features :

- Real Wood Doors \$10,000 Upgrade
- Iron Spindle Banisters \$8,000 Upgrade
- Gold & Brushed Nickel Hardware \$2,000 Upgrade
- Etched Designer Tinted Windows \$10,000 Upgrade
- Silhouette Blinds \$15,000 Upgrade
- Remote Control AC/Heat/Light/Fan's \$3,000
- Upgraded Light Fixtures \$2,000
- Recessed Lighting & 3 Gas Fireplaces, Living, Family and Master
- Spectacular Views From Every Room!
- Arched Entryways - 5,970 Total Sq. Ft. - 5,275 Finished Sq. Ft.
- 5 Bedroom, 5 Bathroom, 2 Family Rooms
- Two 50-Gallon Water Heaters & 2 New Large Trane AC Units
- Fuel Efficiency Furnace
- Award Winning Douglas County School District



Front Entry:

- Dramatic Two Story Front Wood Floor Entry
- Curved Staircase with Iron Spindle Banisters
- Two Art Levels For Fancy Decorating
- Leaded Glass And Wood Front Door
- Double Entry Closet

Study:

- Double French Doors
- Floor Length Windows
- Built-In Bookcase
- Coffered Ceilings
- Remote Control AC/Heat/Light/Fan's \$3,000
- Approximately 12' X 13'

Formal Living Room:

- Floor Length Windows
- Gas Fireplace With Wood Mantle & Tile
- Large Rectangle Shaped Art Niche Above Fireplace
- Two Story Vaulted Ceilings
- Celestial Windows
- Approximately 15' X 15'



Formal Dining Room:

- Gorgeous Architectural Pillars
- Built-In Space For China Cabinet
- Crown Molding
- Coffered Ceiling
- Upgraded Chandelier
- 3-Panel Atrium Doors Out To Large Deck
- Approximately 16' X 15'

Gourmet Kitchen:

- Granite Tile Countertops
- Maple Cabinets
- Stainless Steel Jenn-Air Appliances
- Double Oven
- Convection Oven
- Convection Microwave
- Tile Backsplash
- Built-In Desk
- Walk In Pantry
- Breakfast Nook With Chandelier
- Opens To Large Deck
- Approximately 20' X 18'
- All Appliances Included



Family Room:

- 20 Foot Ceilings With Two Story Windows (12 Windows)
- Gas Fireplace With Wood Mantle & Tile
- Large Rectangle Art Niche Above Fireplace
- Built-In Surround Sound Speakers
- Built-In Entertainment Center
- Ceiling Fan
- Opens Up To Upstairs Loft
- Wood Designer Decorative Ledges
- Approximately 19' X 17'

Main Floor Laundry Room:

- Extra Coat Closet
- Cabinets
- Sink
- Tile Floor
- Entry To Garage
- Approximately 14' X 7'

Main Floor Powder Room:

- Pedi Stool Sink With Tile Backsplash
- Oval Mirror In Decorative Art Niche
- Satin Nickel Hardware



Master Suite:

- Vaulted Ceilings
- 4 Windows
- Remote Control AC/Heat/Light/Fan's
- 2-Sided Gas Fireplace With Wood Mantle & Tile
- Built-In Television Space
- Approximately 21' X 16'

Master Bathroom:

- 5-Piece Master Bathroom
- Jacuzzi Tub With Spectacular Views
- Tile Countertops
- Linen Closet
- Walk-In Closet
- Separated Toilet Area
- Approximately 13' X 10'

Upstairs Loft/Retreat:

- Loft Overlooks Family Room and Formal Living Room
- Large Linen Closet
- Attic Entrance
- Approximately 13' X 12'



Upstairs Bedroom Two:

- Remote Control AC/Heat/Light/Fan's
- Room Length Two Door Closet
- Three Windows Overlooking Front Of Property
- Approximately 14' X 12'

Upstairs Third Bathroom:

- Jack And Jill Between Bedroom Two & Bedroom Three
- Double Sink
- Separate Toilet/bath From Vanity
- Brushed Nickel Hardware

Upstairs Bedroom Three:

- Remote Control AC/Heat/Light/Fan's
- Walk-In Closet
- Three Windows Overlooking Front Of Property
- Approximately 12' X 12'

Upstairs Bedroom Four:

- Attached $\frac{3}{4}$ Guest Bathroom
- Brushed Nickel Hardware & Tile
- Remote Control AC/Heat/Light/Fan's
- Five Windows Overlooking North Side and Backside Of Property
- Double Closet
- Approximately 12' X 11'



Walk-Out Basement:

- 1,621 Square Feet Finished
- Classy Finished Staircase With Rot Iron Spindles
- 5th Bedroom Approximately 15' X 12' With Double Closet
- 695 Square Feet Of Storage Space
- Lots Of Light In Basement
- Professional Finish From Builder
- 9 ¼ Foot Ceilings
- Atrium Doors Opening Up To Patio

Garage:

- Two Double Doors
- Potential To Park 6 Vehicles
- Oversized and Tandem
- Plenty Of Room For Storage
- Two Remote Control Garage Doors
- High Ceilings

Homeowners Information:

- Approximately \$100 - \$130 A Month
- Includes Water, Trash, Common Area Maintenance

Location:

- Quick Access To E-470
- 5 Minutes From Southlands Mall
- 20 Minutes From DIA
- 15 Minutes To DTC
- 25 Minutes To Downtown