

9450 S Greening Drive Conifer, CO 80433

DESCRIPTION

OUTSTANDING HOME, five private acres, 5028 SQ FT of comfortable livability, PLUS a separate 1434 SQ FT carriage house with kitchen, eating area, living room and loft. Main house features dramatic great room with vaulted two-story floor to ceiling windows capturing BEAUTIFUL mountain views all open to the large kitchen and spacious dining area. This fabulous home offers a 1420 SQ FT wrap-around deck, three-car oversized garage with abundant storage and a huge master suite with loft/study, sitting area, enormous his and her walk-in closets and a five-piece master bathroom with a vanity. The lower level is a perfect entertainment/recreation area. A true retreat!

Year 1997

Mountain Contemporary

Colorado Comfort

Three Bedrooms plus bedroom in guest house

Three Bathrooms plus bathroom in guest house

Two-Story with walk-out lower level

Jefferson County Schools (Marshdale Elementary, West Jefferson Middle, Conifer High School)

Near Flying J Ranch & Maxwell Falls open space parks

SQUARE FOOTAGE

Main House

5023 Total sq ft

4599 Finished sq ft

1718 sq ft Lower Level Walk-Out

Carriage House/Guest House/Studio/Office (many uses)

1434 Total sq ft

6033 Total Sq Ft (Main House and Carriage House)

CARRIAGE/GUEST HOUSE

Separate Building
Full Kitchen
Front and Back Entrance
Laundry/Mud area
Vaulted Ceilings
Eating Area
Tile
Carpet
Bedroom
Full Bathroom
Large Loft
Deck
Sky Lights

GARAGE

Measurement 31.5 X 31.4
Oversized three-car garage
Abundant Storage Space

LOT

5 Acres
Paved Driveway
Private
Gentle Terrain
Rock Outcropping
Beautiful distant mountain views, forest view & distant large rock formations

EXTERIOR

Cedar Siding
Composite Shingle
Wrap Around Deck 1420
Recently Stained
Snow melt system for gutters & roof

MAIN LEVEL

ENTRY

Double Doors

Tile

Two Entry Closets

GREAT ROOM

Dimensions 25 X 42 (entry, living room, dining & kitchen)

Floor to Ceiling Windows (bring the outside in)

Wood Floors

Propane Forced Gas

Pellet Stove

Vaulted beamed ceilings

Wood Floors

Ceiling Fan

BEDROOM 1

Main Level

Walk-in Closet

BATHROOM

1 full bath

Tile flooring

KITCHEN/DINING AREA

Center Island with Gas Stove/Cook top

Counter Seating

Tile floor

Built-in oven and Microwave

Alder Cabinets

Refrigerator

Dishwasher

Extensive tile countertops

Light and Bright

Open to Dining area and Great Room
Tile Backsplash
Recessed Lighting

LAUNDRY/MUDROOM/PANTRY

Main level
Spacious, light & bright
Huge Pantry

UPPER LEVEL

MASTER BEDROOM SUITE

Room Dimensions 57 X 30 includes bathroom, and closets
French Doors
Huge His and Her Walk-in Closets
Separate Sitting area
Sky Lights
Spacious
Vaulted Beam Ceiling
Ceiling Fan

Jacuzzi Tub
Tile and Carpet
Double Sinks/ lots of counter space
Vanity Area

LOFT/OFFICE AREA

Dimension 32.5 X 13
Ceiling fan
Mountain Views
Light and Bright
Off Master Suite

LOWER LEVEL WALK-OUT

Bedroom

Lots of windows

High Ceilings
Double Door Closets

BATHROOM

¾ Bath
Tile Floor

FAMILY/RECREATION ROOM

Spacious
Sliding glass doors
High Ceilings
Wood beam accent
Office area or game tables

UTILITY ROOM

Lower level
Heating Propane Gas forced hot air

STORAGE

Over Garage
Unfinished Storage in Lower Level

PATIO

Cement

EXCLUSIONS

Satellite Receivers

INCLUSIONS

compactor, dishwasher, dryer, microwave, pellet stove, refrigerator,
stove/range/oven, washer

INCLUSIONS with GUEST HOUSE

dishwasher, refrigerator, stove/range/oven (electric)

UTILITES

IREA

High \$191.09

Low \$34.89

Average \$89.78

Polar Gas

High \$19.95

Low \$9.67

Average \$8.43

SATELITE TV

Direct TV

INTERNET PROVIDER

Wispertel

SECURITY SYSTEM

Not connected

ADT approx \$30/mo

SPECIAL FEATURES & INFORMATION

No Covenants

Greening Drive; Short Road, Unpaved, County Maintained,

Tiled Floors

Wood Floors

Wall to Wall Carpet

Pet Free

Water Softener

Humidifier

Radon mitigation system

DRIVING DISTANCE

8.5 miles to downtown Evergreen

4 miles to Hwy 73 & Flying J Ranch open space park

1 mile to Maxwell Falls open space park
54 miles to DIA
Approximately 30 minutes to downtown Denver

EARNEST MONEY

\$10,000

Guardian Title

Possession

72 Hours

ABOUT CONIFER

Conifer stands at 8350 feet above sea level. It is a growing mountain community that is located along Highway 285. Residents enjoy quick access to Denver, and many of the state's best camping, fishing and rafting areas. Ski areas such as Breckenridge are just over an hour's drive. Conifer offers space, incredible scenic views, extensive outdoor recreational activities, open space parks, shopping and city convenience, incredible sunrises and sunsets, beautiful fall foliage, wildflowers and area residents include chipmunks, elk, deer, fox, bear, hummingbirds and so much more.

*Measurements from appraiser's floor plan, buyer to verify for accuracy.