

**28167 Belle Vista Drive
At "Belle Meade"
Conifer Colorado 80433**

Situated in an exclusive 10+ acre private community in Conifer Colorado, this high quality, custom 6409 square foot home is nestled between the trees on a quiet, private, gentle lot featuring main level living at its best! You will appreciate the spacious master suite, richly appointed study, huge laundry room with craft area, luxurious kitchen providing top of the line appliances, custom cabinetry, slab countertops, walk-in pantry & open floor plan.

Special features include main level master suite, laundry and study, built-in buffet, bead board and wainscoting, lower level home theatre, custom bar & recreation/entertainment area.

This home was constructed by award-winning, industry leading, master builder John Kurowski. Mr. Kurowski is known for his reputation to build energy efficient, environmentally conscious, built green, high quality custom homes.

Property Details

Year

2004

Lot

10 Acres

Beautiful Mountain Surroundings

Pines, Aspen, Wildflowers, Elk, Deer, Fox, Rabbit, Hummingbirds & more!

Private

Gentle Terrain

Subdivision

Belle Meade is an upscale area with a very desirable close-in location. Located off Kennedy Gulch, Belle Meade is minutes from ample shopping. Lots start at 10 acres and go up to 35 acres. Horses are allowed and open space is minutes away. Belle Meade offers some of Conifer's most beautiful

homes. The neighborhood is extraordinary, space is ample, views are magnificent, and beautiful homes are situated in mountain splendor. The approximate elevation for Belle Meade is 8800 feet.

Upscale & Gated Entry

Covenant Controlled Community

Close-In Convenience

Quick & Easy Hwy 285 Access

Minutes to Denver/Metropolitan Area

Minutes to Area Shopping

Convenient Access to World Class Skiing, Camping & Fishing

HOA Fees \$900/year (maintains private paved roads)

Style

Custom Built Mountain Traditional

Two-Story with Walk-Out Lower Level

Stone (cultured) & Frame (Hardiplank Siding)

Composite Shingle

Original Owner

Square Feet

TOTAL 6409

Finished SQ FT 5341

Upper (1225)

Main Level (2625)

Total of Upper and Main Levels 3850 Sq Ft

Lower Level 2559(walk-out lower level)

*Measurements from Floor Plans; buyer to verify accuracy

Deck

487 SQ FT

Trex (screws mounted on under side of material)

Decorative Metal Railings

Stone Accents on Pillar Supports

Located off Kitchen & Main Level Master Suite

Stairs to Access Backyard

Gas & Water Hook Ups

Front Porch

769 SQ FT Sizable/Covered
Poured Concrete with Warm Color Tone
Decorative Wood Railings

Driveway Entrance

Two Stone Pillars with Entry Lights

Garage

3-car oversized
Fully Finished
1008 SQ FT
Spotless and Well Maintained
Outside Door Access
Windows to Bring Light Inside
Seamless Epoxy Coated Floor

5 Bedrooms

3 Upper Level
1 Main Level (Master Suite)
1 Lower Level

5 Bathrooms

2 Upper Level (full private & Jack-n-Jill with separate sinks)
2 Main Level (master bathroom, ½ bath)
1 Lower Level (3/4 with Additional Private Sink for Bedroom)

Fireplaces

Great Room main level (gas)
Lower Level Family/Rec (gas)
Decorative Stone Accent
Wood Mantle
Built-In Cabinets & Shelves
Display Lights

Upper Level

Bedroom 3 (Private Bathroom)

12.6 X 13 plus box window

Walk-In Closet

Full Private Bathroom

Tile Floor & Countertops

Decorative Accents

Bedroom 2

Walk-in closet

13 X 13.6

Jack-n-Jill (between bedroom 2 & 4)

Each Bedroom has it own Private Sink

Light and Bright

Tile floors and Countertops with Decorative Accents

Bedroom 4

Walk-in closet

13 X 13.6

Landing

10 X 10

Loft (Study/Reading/Play Area)

Built-in Shelves

12 X 12.9 plus box window

Main Floor

Dramatic Entry

19 Ft Vaulted Ceiling

Dramatic Staircase with Beautiful Wood Railings

Wood Floors

Main Level Master suite

16.6 X 19.6

Large Walk-In Closet

Lots of windows to capture the View

Ceiling Fan

Decorative Molding throughout house

Deck Access to Hot Tub

Sitting Area

Recessed Reading Lights

Beautiful Paint Tone

Main Level Master Bathroom

Five-Piece Master Bathroom

Jetted Tub

His & Her Sinks

Alder Cabinets

Stylish Tile

Incredible Decorative Tile Accents

Lots of Windows for Natural Light

Shower with Bench and Decorative Cut Glass Door

Double Shower Heads with Two Controls

Richly Appointed Study

13 X 16.6

Paneled Wainscoting

Rich Cherry Wood

9 Ft Built-In Desk

Built-in Cabinets and Shelves

Private Outside Door Access

Huge window to enjoy View

Great room

19 X 23

Open Floor Plan to Kitchen, Dining Room & Entry

Gas Fireplace with Stone Accents & Wood Mantle

Flooring is a combination of Wood and Wall to Wall Carpet

Soothing Paint Tones

Access to Deck

Built-In Shelves and Cabinets
Combination of Oak and White Decorative Trim
Recessed Lighting

Luxurious Chef's Kitchen

32 X 11.6

Huge Walk-in pantry with lots of shelves & storage
Slab Granite countertops with plenty of workspace
Custom Cupboard's Cabinets
Lots of Storage Space
Glass display cabinets
Under mount Lighting
Over Cabinet Accent Lighting
Kitchen Aid Stainless Steel Appliances
Double Ovens
Gas Stove with Six Burners
Beautiful Hood with Stylish Accents
Built-In Secretary/Desk
Tile Floors
Tumbled Marble backsplash with design accents
Built-in display shelves
Bead board Decorative Wood Accenting
Eat-In Area with Lots of Windows/Deck Access/Decorative Ceiling

Huge Laundry/Craft Room

Lots of Cabinets
Laundry Sink
Tons on Countertop Space for Folding or Crafts
Lots of Windows Bringing Light and View Indoors

Stunning Dining room

13 X 14
Built-In Cherry Buffet with Granite Slab Counter/Serving Area
Luxurious Bead Board Accent
Large window for Light and View
Open to Great Room
Ceiling with Crown Molding Accents

Lower Walkout Level

Game Room/Family Room/Bar

22 X 15

Gas fireplace

Built-in niche and shelves

Lots of Space for Recreation

Wet Bar

Slate Floor

Decorative Glass Display

Granite Countertops

Bar Seating

Wet Sink & Bar Frig

Alder Cabinets/Decorative Tile Backsplash

Open to Family Room with Fireplace/Great for Entertaining

Theater

17 X 12.6

Built-In Shelves & Cabinets

Built-In Speakers

Exercise room

123 SQ FT

TV Mount

Bedroom 5

11.9 X 12

Walk-in closet

Private ¾ bathroom; tile, shower

Views from the many windows

Bathroom

Separate Private Sink

¾ with own sink

Beautiful Tile and Alder Cabinets

Storage

1000 SQ Ft

Utility/Electrical Info

Electric (IREA)

High \$163.45

Low \$97.63

Average \$113.91

Gas (Excel Energy)

High \$197.70

Low \$44.30

Special Features

1. Custom Built to Built Green Standards & E Star Certification & Rating
2. Insulated Concrete Forms used for foundation
3. Blown Cellulose Insulation Package w/R-50 in attic area
4. Structured Wiring throughout with Cat 5 & RG 6 Wiring
5. Lightning Rods
6. Trex Deck
7. 10 Smoke Detectors & Fire Alarm
8. Sierra Pacific Windows
9. Every Bedroom has Walk-In Closet
10. 1,000 SQ FT of Storage Space
11. Extensive use of Built-In Cabinets
12. Air-Jetted "Ultra" tub in Master Suite
13. In-Floor Radiant Heating Throughout with 15 Zones
14. Main Level Living (master, laundry, study)
15. Quiet, Private, Gentle 10 acres in Upscale Community
16. Close-In Conifer Neighborhood with Quick Access to Shopping & Hwy
17. Hardie Vented Soffit & Hardie Plank Siding
18. Nine Feet Ceilings on ALL three levels

Septic

5-Bedroom Septic

Well

Internet Provider

Peek-A-Net (leased)

High Speed

Television Provider

Dish

Leased

Schools

West Jefferson Elementary

West Jefferson Middle School

Conifer High School

Inclusions

Refrigerator, stove/cook top, ovens, microwave, dishwasher, LL bar refrigerator, window coverings/treatments, theatre speakers, hot tub

Exclusions

Washer, Dryer, Refrigerator in basement storage room, TV wall mounted in master bedroom

Earnest Money

Personal Check \$25,000

Guardian Title

Possession

72 Hours after Delivery of Deed

Home Owner's Association

\$900 annually

Fees cover private road maintenance and snow removal

DRIVING DISTANCE

3 miles Conifer Town Center

14 miles Evergreen

21 miles nearest shopping mall

32 miles Denver Tech Center

34 miles downtown Denver

56 miles DIA

62 miles Dillon Colorado (ski resorts, lake, sailing, hiking)

75 miles Breckenridge ski resort

97 miles Vail ski resort

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.

ALL MEASUREMENTS ARE ESTIMATIONS AND SHOULD BE VERIFIED FOR ACCURACY