

**5008 CAMEYO ROAD, INDIAN HILLS, CO 80454  
JEFFERSON COUNTY**

**DETAILED PROPERTY OVERVIEW**

- Rustic and sophisticated, modern log sided home with walkout basement and warm southern exposure near South Evergreen!
- Serene and totally private 13.03 acres with gorgeous mountain and meadow views thousands of acres of open space for exploring!
- Very quiet, gated community with covenants (Crest Hills HOA - \$500 annually)
- 4 bedrooms / 3 baths with enormous storage throughout (3113 total sq. ft.)
- Oversized 3 car garage (additional 1000 sq. ft.) – outside upper parking deck holds 4 vehicles and the lower area near shed holds 3 more
- 100% updated and move-in ready; solidly crafted inside and out, originally erected by custom builder for his own home in 1989
- A-2 zoning
  
- Frequented by deer, elk, wild turkey, red fox, black squirrel and lots of birds
- Mt. Falcon Parks' enormous 2248 acres of open space with 11 miles of trails for hiking, biking and horseback
- Convenient access to golf, ski resorts, tennis, equestrian arenas, five state parks, and Evergreen's Buchanan Park Recreation Center with pool
- Easy city commute - 15 minutes to Denver, Evergreen & Connifer (from I-285 & Parmalee Gultch Road)
- Sketches available for an addition to the east with an expanded living room and home theater below
- Property boundary details (*plat map included in this packet shows shape*):
  - **NORTH** property line begins in the cul-de-sac approximately 40' in front of green timber fence, just north of the small bird house. This spot would be an ideal point of entry if a barn was erected near the west meadow.
  - **WEST** property line extends 26' beyond current fence line into meadow area
  - **EAST** property line is accessed by the road to the left of the driveway, and continues through the meadow towards the peaks of Mt. Falcon to a point denoted by a post erected near where the fence zig-zags (between the A frame house and the fenced horse pasture).
  - **SOUTH** property line runs a distance of about 2 football fields from back deck beyond your eye sight, accessible from road to the east of driveway (eventually you'll have to walk on foot or take an ATV to view these areas which undulates in two places – flags on stakes and trees denote property corners).

## **MAIN LEVEL (1585 sq. ft.)**

- NEW! Santa Fe style handcrafted front entry door
- NEW! Hand-toweled walls, travertine tile, wide plank walnut floors, Berber carpet and 6-panel hardwood doors throughout
- NEW! Spacious powder room with hammered copper sink and antique cabinet
- NEW! Huge, gourmet kitchen designed for optimal functionality and entertaining boasts an abundance of coffee-glazed Alder cabinets with quiet close drawers and under cabinet lighting, Espirito Santo highest grade slab granite, built-in desk, eat-at-bar with extra deep storage for platters and china, large pantry with hidden wrap-around base storage, and stainless steel appliances (including professional 6 burner stove, convection double oven/microwave, European style refrigerator, dual temp wine/beverage chiller, dishwasher, extra deep sink w/disposal and hot water tap)
- Great Room style living & dining area with vaulted, tongue-in-groove pine ceilings
- Wood burning fireplace with extremely efficient hot air blower, ensconced by New England Field Stone and a custom log mantle
- Enormous, completely private, no-maintenance Trex deck great for entertaining and plumbed for 200 volt hot tub and gas BBQ
- Large Master Bedroom suite with mountain views, vaulted ceiling, ceiling fan, in-wall speakers and alarm panel, plus private access to deck (note: tongue and groove wood ceiling and walls are beneath drywall)
- NEW! 5-piece bath with Roman travertine and Autumn slate accents, radiant heat floor, oil rubbed bronze fixtures, large 3-piece shower, plus oversized jetted tub set into bay window to capture serene meadow views – you'll absolutely love watching the deer graze at dawn and dusk from this room!
- NEW! Spacious custom walk-in closet properly designed for two with abundant hidden shoe storage behind mirror
- Large Laundry Room with folding area, upper and lower cabinet storage, separate sink area, plus utility closet – also has convenient doggie door access into garage which leads out to dog run and fenced yard
- Oversized, attached 3 car garage (1000 sq. ft) with kitchenette, enormous built-in work bench, storage, gardening center, room for lots of motorized toys, and doggie door access to fenced yard

## **WALK-OUT BASEMENT (1528 sq. ft.)**

- 2 spacious bedrooms with 8' ceilings and mountain & meadow views
- Huge partially finished 3<sup>rd</sup> bedroom with generous built-in cabinets & shelving (perfect for crafts /gym/ kids play area)
- Family room features slate surround gas fireplace (has separate thermostat & blower feature) plus built-in stereo cabinet with in-wall speakers
- Den area has ample storage cabinets, closet, file cabinet niche, and multiple phone and data jacks designed for home office (high speed internet ready)
- Full bath with slate accents and built-in space heater

- Private patio with flagstone path leading to meadow - power supply for electric doggie fence already exists in this area
- Large Furnace Room (with space for small wine cellar)
- Hidden Cedar Closet

## **EXTERIOR AMMENITIES**

- NEW! Asphalt Shingle Composite Roof (2005)
- Rooftop lightning rod protection system
- NEW! Gutter Monster protection system - never needs cleaning! (2007)
- Heated copper gutters in front of house
- NEW! 1/2 acre pasture fenced by Split Rail with wire mesh and 5 access gates, plus a separate dog run (2008)
- Log-sided shed (for storage, horse tack & feed, playhouse or dog shelter)
- Stocked wood shed
- Flood lights around entire house with front entry motion sensors
- Drip sprinkling system

## **UTILITIES**

- NEW! 80 gallon pressure/water tank (2007)
- NEW! Water softener "Water Right 1044-ME Impression Treatment" (2007)
- NEW! 500 gallon buried propane tank (2005)
- Gas/propane forced heat
- Attic fan
- Household well 490' deep – excellent taste and no purification needed (has a submersible pump, 240 volt, 6 gallon PSI tank drawdown type bladder, 4" PVC well casing, 6 5/8" steel surface casing)
- Septic system/leech field
- Wired for alarm system with motion sensors, gas generator, satellite TV
- Direct high speed Internet access available through Qwest

Total serenity!  
Exquisite gated mountain paradise on 13 sunny acres of gentle hills, Ponderosa Pines and wildlife.  
Horses welcome!  
Flawless remodel!  
Log-sided haven with gorgeous rustic elegance throughout.  
Open floor plan and finished walkout.  
Vaulted beamed ceilings, gourmet kitchen, slab granite, hand-trowel texture, and walnut floors.  
Astounding views from every room!  
Neighborhood borders Mt. Falcon park with miles of trails.  
Exquisite everything! Location, views, high-end finishes, gourmet kitchen, privacy, wildlife, every amenity!  
Close to city amenities (or close in).  
Rest & rejuvenate in your own private refuge  
- Gorgeous Remodel!  
Luxury living at an incredible price!  
Nestled on 13 secluded acres  
Perfect mix of Rolling Meadows and forest.  
Own a piece of paradise!  
Totally private and secluded  
Minutes to Lockheed, Hwy 285, C470  
You will love this house!  
The most amazing house and location in gated community  
Near miles of trails  
Fabulous/Rare ride-out horse property  
Gentle Land, Gentle rolling meadows  
High-end/exquisite rustic elegant finishes  
Hand-trowel texture  
Vaulted great room  
Paved with reclaimed asphalt drive to home  
Gorgeous remodel, everything new!  
Breathtaking mountain views  
Energy efficient, log sided home on 13 acres  
Sunny, So. exposure  
Vaulted beamed ceilings  
Slab granite/stone  
Maintenance Free Trex Deck  
Huge main floor master w/deck  
Chef's kitchen  
Wildlife sanctuary  
Forced Air  
Eat-at Kitchen Island  
Convection Microwave and Oven  
Views Mountain/Meadow  
Sunny So. Exposure  
Utility/Tact Shed  
Oversized Garage

- 6 Burner Gas Cook top
- Wood burning fireplace with blower
- Thermostat controlled Gas log fireplace
- 5 Piece Master Bath
- Vaulted, Beamed Ceilings
- His and Her Custom Master Closet
- Radiant floors (only in master bath)
- Fabulous Storage
- Wood Shed
- Fenced Yard/Corral
- Southern Exposure
- Paved Road
- Heated, Jet Action Tub
- Rock Outcroppings
- Heated, Covered Copper Gutters
- Lightning Strike Rods
- Water Softener
- New Berber Carpet & Paint
- Parking Additional Off-street
- Walk-in Closet
- Satellite Dish
- Gardening Center
- Hardwired Back-up Generator
- Included in Fees: Snow Removal and Road Maintenance
- Quick Possession
- Beverage Chiller, dual temp
- New Paint
- New Carpet
- Sprinkler
- Cul-de-sac
- Mountain Contemporary
- Attached Garage
- Garage Door Opener
- Indian Hills
- Frame Construction
- Attic Fan
- Burglar Alarm
- Ceiling Fan
- Dbl Pane Windows
- Huge No Maintenance Trex Deck
- Deck plumbed for Jacuzzi
- Dishwasher
- Disposal
- Dog Run
- Great Room
- High Speed Access
- Patio
- European style Refrigerator
- Totally Remodeled

- Self cleaning Oven
- Smoke Free
- Tile Floor
- Window Coverings
- Wood Floors
- Work Shop
- Main Floor Laundry
- Composition Shingle
- MB Location Main
- Jefferson School Dist
- Section L
- Septic Sewer
- Ranch Style
- Slab Subfloor
- Jefferson Tax County
- Terms: Cash /Convention
- Detached Single Family
- Horse Property
- Yes Unincorporated
- Variable Comm.
- Household Water
- Log Sided, Energy Efficient
- Finished walk out basement

Perfection! Pristine! Astounding! Simply Exquisite! Flawless! Unrivaled!

- **Directions** HWY 285 to Parmalee Gultch 2.9 Mi (or Hwy 74, So. on Myers Gultch), follow signs to Mt. Falcon Park, R on Picutis 0.1 Mi, L on Comanche 0.1 Mi, R on Oh-Kay Rd 0.1 Mi, R on Picutis, veer Left at Nambe, R on Cameyo 1.3 Mi thru white security gate to end of cul-de-sac.