

**7038 South Owens Court
At "Songbird"
Littleton Colorado 80127**

Property Details

Stunning Ranch/Patio home in gated Songbird backing to green belt with incredible water views. This home offers a main level master suite and study, beautiful formal dining, spacious open floor plan and a gourmet kitchen with granite, center island, bar seating, eat-in area, pantry and wood floors. The lower level walkout includes a home theater, recreation/entertainment area and the third bedroom is currently used as an exercise/workshop area. This home offer a three-car garage, professional landscaping, covered deck and mountain and water views. Designed for entertaining and located in a peaceful and beautiful setting with easy access to shopping and highways. A MUST SEE SHOW HOME!

Year

2003

Lot

0.146 Acres

Back to Green Belt and Bird Sanctuary

End of the Cul-De-Sac Location

Overlooking the Lake!

Low Maintenance Landscaping with Pines & Block Retaining Wall

Subdivision

Songbird is a enclave of 70 low maintenance patio homes in a active adult gated home community in Littleton Colorado. Songbird backs to a bird sanctuary featuring a scenic lake, expansive green belt, picturesque nature trails, quaint sitting areas, quiet cul-de-sacs and beautiful mountain views. Songbird was developed in early 2000 and enjoys quick accessibility to Highway C-470, Chatfield Reservoir, Waterton Canyon, Red Rocks, local shopping, numerous recreational facilities, golf courses and parks; all within minutes!

Gated Community
Covenant Controlled
Close-In Convenience
Quick & Easy Hwy C-470 Access
Minutes to Downtown Denver
Minutes to Denver Tech Center
Minutes to Area Shopping
Convenient Access to Numerous Golf Clubs and Recreational Facilities
HOA Fees \$140/month (ground maintenance, snow & trash removal)

Style

Custom Built Ranch/Patio Home
Walk-Out Lower Level
Stone (cultured) & Frame
Composite Shingle
Original Owner
Green Belt Location with Panoramic Views

Square Feet

TOTAL 3675
Finished SQ FT 3560
 Main Level (2134)
 Lower Level 1541(walk-out lower level)

*Measurements from Jefferson County Assessor; buyer to verify accuracy

Deck

Panoramic Views of Lake, Bird Sanctuary, and Mountains
Covered
Located off Great Room
Stairs to Access Backyard & Nature Trails

Lower Level Patio

Concrete
Ground Level
Hot Tub (purchased in 2003 AND is included with sale

Driveway Entrance

Poured Concrete
Gentle Access

Garage

3-car oversized

Garage Shelves with Work Space

3 Bedrooms

2 Main Level

1 Lower Level (currently used as an exercise/workshop)

4 Bathrooms

3 Main Level

1 Lower Level

2 Fireplaces

Great Room on main level (gas)

Family/Rec (gas)

Decorative Tile Surround

Main Floor

Front Entry

Barrel Ceiling

Arched Doorways

Staircase with Beautiful Metal Railings

Wood Floor

Main Level Master Suite

17 X 14

Large Walk-In Closet

Lots of windows to capture the View

Ceiling Fan

Main Level Master Bathroom

Glass Block

5-Piece Master Suite

Double Sinks

Shower Bench

Lots of Natural Light

Study

10 X 10

Main Level

Double Doors

View of Common Area

Great rRoom

17 X 17

Open Floor to Kitchen

Gas Fireplace with Tile Accents

Wall to Wall Carpet

Soothing Paint Tones

Access to Covered Deck

Built-In Decorative Shelves/Mantle

Recessed Lighting

Views to Greenbelt and Water

Vaulted Ceiling

Gourmet Kitchen

16 X 20

Maple Cabinets

Double Oven (one is a Convection Oven)

Microwave

Electric Cook top

Granite Tile

Tile Back Splash with Accent Tiles & Glass Block

Lots of Counter top work space

Center Island

Bar Seating

Wood Floors

Pantry

Opens to Great Room

Eat-In Area

Recessed Lighting

Laundry

Main Level

Cabinets

Laundry Sink
Countertop Space for Folding
Windows Bringing Light and View Indoors
Tile Floor

Formal Dining Room

Warm Paint Tone
Beautiful Light Fixture
Decorative Ceiling

Lower Walkout Level

Game Room/Family Room/Home Theatre

21 X 30
Gas fireplace
Built-in shelves
Home Theatre with Speakers Surround

Bedroom 3

This room is currently used as an exercise area and the closet is currently used as a workshop

Bathroom

Powder Room/ 1/2 Bath

Storage Space

Utility/Electrical Info

Electric (Excel)

High \$215
Low \$93

Gas (Excel Energy)

High \$140
Low \$30

Average for Gas and Electric combined is \$208

Other Features

1. Central Air
2. Wood Floors
3. Smoke Free
4. Pet Free
5. Forced Air Heating
6. Cable
7. Fenced Yard
8. Professionally Landscaped
9. Security System
10. Sump Pump
11. Sprinkling System
12. High Speed Access

Water/Sewer

Denver Water and Sewer

Internet Provider

Comcast

Television Provider

Dish

Schools

Ute Elementary

Deer Creek Middle School

Chatfield High School

Inclusions

Cook top, double ovens, microwave, dishwasher, window coverings, hot tub, gas logs

Exclusions

Washer, Dryer, Refrigerator, window fabric treatments on main level second bedroom and Master Bedroom

Earnest Money

Personal Check \$10,000

Guardian Title

Possession

72 Hours after Delivery of Deed

Home Owner's Association

\$140 annually

Trash, snow removal and ground maintenance

DRIVING DISTANCE

½ mile Ken Caryl Shopping District

4.5 miles nearest shopping mall (Southwest Plaza)

22 miles Denver Tech Center

23 miles downtown Denver

49 miles DIA

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

96 miles Vail ski resort

ABOUT LITTLETON

The City of Littleton offers the comforts of small town living combined with a vivacious suburb in one. Historic Downtown Littleton looks like a small village with its charming boutiques and restaurants and the surrounding suburbs provide a variety of quaint & charming neighborhoods. Littleton is located South of Denver and is easily accessible to fine shopping and restaurants.

The City of Littleton has over 1,477 acres of parks and open space. The city has an agreement with South Suburban Parks and Recreation to maintain most of the parks in the city. South Suburban's district includes the cities of Littleton, Sheridan, Centennial, and Lone Tree, as well as parts of unincorporated Arapahoe, Jefferson and Douglas counties.

Littleton is connected to Denver's Light Rail System providing easy access to the sporting events, entertainment and shopping in downtown Denver. Cherry Creek School District and Littleton Public Schools are the two school districts that serve this community. Cherry Creek High School boasts some of the highest test scores in the state and sends over 93% of its graduates to college. Student ACT and SAT scores within both school systems rank well above the Colorado or National averages.

ALL MEASUREMENTS ARE ESTIMATIONS AND SHOULD BE VERIFIED FOR ACCURACY