

27877 Belle Vista Drive Conifer Colorado 80433

Situated in Belle Meade, an exclusive 10+ acre private gated community in Conifer Colorado, this 7500+ square foot home is magnificently situated on a hillside of trees with fabulous views. The home was designed to incorporate the surrounding views from every room in the house. It is constructed with the latest super insulated technology, materials and electronics to provide state of the art energy efficiency and livability. The exterior is finished with materials designed to be minimal maintenance such as stucco, steel facia, vinyl soffits and trex decking with steel railings. Beautiful stone accents the entry.

Granite counter tops, slate, tile and birch hardwood floors accent the beauty and quality throughout. Custom maple cabinets are in many of the rooms with top of the line Grohe fixtures and Dacor, Bosh and GE appliances.

Property Details

Year

1999

Lot

10 Acres with Beautiful Mountain Views

Aspen, Pine and lots of wild flowers

Level driveway near home

House placement for maximum privacy & view exposure

Spectacular groves of Aspen trees

Fantastic Southern Exposure

Lower portion of driveway is shared with two neighbors, helps with expense for maintenance & snow plowing

Subdivision

Upscale (all home sites have minimum 10 acres)

Covenant Controlled Community

Close-In Convenience

Quick & Easy Hwy 285 Access

Minutes to Shopping and Schools

Style

Mountain Contemporary/Stucco & Stone
Two-Story with Walk-Out Lower Level

Square Feet

TOTAL 7550

Level 1 2672 Sq Ft

Level 2 2206 Sq Ft

Level 3 2672 Sq Ft (walk-out lower level)

*Measurements from 2003 Appraisal; buyer to verify accuracy

6 Bedrooms

(6th bedroom currently used as 2nd office on the main level)

2 Upper Level

2 Main Level (Main Level Master Suite)

1 Lower Level

1 Over Garage

6 Bathrooms

2 Main Level

*5-Piece Master Bathroom

Glass Block

Tile Floor

Lots of Windows for natural lighting

Jacuzzi Tub

Double Sinks

Easy Access to Laundry

Make-Up Vanity

*One Three Quarter

Slate & Tile Combination

Shower

1 Upper Level

One Full

Double sinks

Tile Floor

High Ceilings

Windows for natural light

Decorative Built-in Display Areas

2 Lower Level

- *Three Quarter
 - Steam shower
 - Bench
 - Single Sink

- *Three Quarter
 - Double Sinks
 - Shower
 - Tile Floor
 - Linen Closet

1 Over Garage

- Three Quarter
 - Shower
 - Single Sink

Fireplaces

Great Room main level (Wood burning with blower)

Main level master suite (gas)

Garage

1120 Sq Ft. 28X40

4-car oversized

Radiant heat

1120 Apartment above the garage

Main Floor

Main entry

Outside front steps plumbed for radiant heat

Tile floor entry

Sitting area

Separate Entrance for a business office or apartment over garage

Master suite

18 X 14

His & Her Closets with Laundry room off Master Bathroom

Lots of windows to capture the View

Layout Maximizes View from Bed

Fireplace with Decorative Slate Accent

Decorative Ceiling Detail with Accent Lighting

Private Deck

Study (optional sixth bedroom)

Great room

Floor to ceiling windows

Solar heat

Beautiful shapes

Well placed bringing light & views from all directions

Architecturally Pleasing Design

Floating ceiling

Built-in niche (TV & Shelves)

Drama from ceiling height and gallery view overhead

All rooms shaped with great angles throughout

Sky lights

Open Floor Plan

Wood Burning Fireplace with Blower with Stone Accents

Remote blinds

High energy wood fireplace with blower

Flooring is a combination of Birch, Stone and Wall to Wall Carpet

Soothing paint tones with featured walls accented in different colors

Kitchen

Walk-in pantry with lots of shelves & storage

Granite countertops with plenty of workspace

Bar Seating

Custom maple cabinets

Glass display cabinets

Under mount lighting

Beautiful hanging pendant lighting

Stainless Steel Appliances

Birch floors

Granite tile backsplash with design accents

Built-in TV

Built-in display shelves

Exterior

Stucco

Stone

Composite Shingle (40 year warranty)

2 Decks

Private deck for master suite

Wrap around deck (Approximately 600 Sq Ft)

Trex

Metal railings

Electricity

Water Tap

Natural gas

Dining room

14 X 13

Floor to Ceiling Windows with Beautiful Shapes & Angles

Situated to Maximize the Mountain View

Open to Great Room

Laundry room

Main Level off Master Suite and near 2nd Bedroom

Windows to Bring inside natural light

Laundry Sink

Cabinets

Upper Level

Bedroom 1

17 X 15

Loads of windows to capture incredible views

Bedrooms located at opposite ends of Upper Level maximizes privacy

Full Bathroom (located between two bedrooms)

Double sinks

Tile Floor

High Ceilings

Windows for natural light

Decorative Built-in Display Areas

Bedroom 2

15 X 13
High Ceilings
Walk-in closet

Gallery

Lighted Art display
Walkway with views to lower level

Insulated storage

Lower Walkout Level

Exercise room

11 X 13
Lots of windows to view outside while exercising
Mounted TV

Game Room/Family Room

19 X 27
Gas fireplace
Built-in niche and shelves
Small Wet Bar
Berber Carpeting

Bedroom

13 X 18
Private patio
Walk-in closet
Private ¾ bathroom; tile, linen closet, double sink, shower
Views from the many windows

Theater

17 X 20
Custom designed
Sound engineered
Sound insulated
Projector
Wall Screen

Storage

Abundant throughout the house

Stairs

Three sets providing convenient paths to all areas of the house
Powder coated railings

Garage

An 1120 square foot radiantly heated four car "finished" garage serves also as a workshop. The garage conveniently provides access to two levels of the house through an enclosed heated breezeway with separate entrance. A separate 1120 square foot finished area above the garage has its own bathroom and bedroom/storage area. It can serve as a large office space or an in-law apartment.

Utility/Electrical Info

The house is hot water heated by a combination of radiant lower level floors and a high velocity fan coil units on the upper floors which constantly bring in fresh air through a heat exchanger for energy efficiency. The high tech boiler can provide constant hot water.

The integrated electronic lighting and automation control is integrated into the audio, video, computer network, alarm and KEY telephone systems providing the ultimate living experience.

Utility Information

Electric (IREA)

High	\$356.00
Low	\$158.00
Average	\$227.00

Gas (Excel Energy)

High	\$240.08
Low	\$ 24.00
Average	\$87.00

Special Features

1. Passive Solar Design
2. Structural Insulated Panel (SIP) Construction.
 - a. Hurricane Proof
 - b. R35 Walls R55 Ceilings in Main House
 - c. R24 Walls R48 Ceilings in Garage and Garage Apartment
 - d. Dead silent.
3. R35 Insulated Foundation in Walkout
4. Steel framing for most non load bearing interior walls
5. Insulated ceilings in finished Walkout
6. Insulated ceiling and walls in master bedroom and kitchen
7. Insulated double walls in theater, suspended insulated ceiling
8. Hurd Low E Solar Mirror windows throughout
9. Low Maintenance Exterior.
 - a. 40 Year Roof
 - b. Steel Facia
 - c. Vinyl Soffet
 - d. Hard Stucco with Elastomeric Membrane
 - e. Deck Trex
10. Appliances
 - a. Bosh silent built in dishwasher
 - b. Trash Compactor
 - c. GE Profile 42 inch built in refrigerator
 - d. GE Profile Convection Microwave
 - e. GE Profile Convection Oven
 - f. Dacor 36 inch Professional Gas and Electric Cooktop with Silent Downdraft
11. Plumbing
 - a. Grohe fixtures throughout
 - b. Steam shower
12. HVAC
 - a. 95% Efficiency Natural Gas Boiler Water Heater (Voyager) with 2 water loops.
 - b. Radiant Heated Slabs in Lower Level of Walkout
 - c. Radiant Heated Slab in Garage Lower Level
 - d. Ventaire High Pressure Variable Speed Heat Recovery System for Main Level and all bathrooms in Main House

- e. Ventaire Variable Speed Fan Coil units on 3rd Floor House and 2nd floor Garage Apartment.
- f. Miniature horizontal high velocity heat registers.
- g. 9 Zones
- h. Integrated into Vantage System with thermostat control.
- i. Automatic electrically operated Clerestory windows for ventilation
- j. Plumbed for heated Porch and steps

13. Vantage Home Automation System

- a. Distributed electronic Lighting control panels.
- b. All Lights in house are dimmable.
- c. Master control of all loads from any switch.
- d. Wiring allows any outlet to be switched or dimmed.
- e. Exterior switched outlets
- f. Automated HV AC control
- g. Telephone Control (opt.)
- h. Voice control (opt.)
- i. Motion Sensor controlling lights and Security
- j. Window controls
- k. Gas Fireplace control
- l. Infrared remote control
- m. Touch Screen Control opt
- n. Exterior Door control and monitoring
- o. Closet door lighting control.
- p. Integrated with Satellite and multimedia
- q. Integrated into Ademco security system

14. AdemCo Fire and Security System

- a. Low voltage fire alarms
- b. Window sensors (opt.)
- c. Door sensors
- d. Motion sensors integrated from Vantage System
- e. Monitored both Fire and Security
- f. HID Security Lights integrated into system.

15. FutureSmart System

- a. Audio
- b. Video
- c. Telephone
- d. Satellite
- e. Computer network distribution
- f. Integrated into Vantage System

16. Home Theater
 - a. Distributes AudioNideo Whole House
17. Oversize 4 car garage workshop 1120 Sq. Ft.
 - a. Insulated Walls R24 or better
 - b. Windows
 - c. Insulated garage doors.
 - d. Heated
 - e. Laundry Tub
 - f. 220 V AC for welder or compressor
18. Whole house standby generator operated with natural gas

Septic

4-bedroom Septic

Well

Internet Provider

Wispertel (leased)

Television Provider

Dish

Schools

West Jefferson Elementary

West Jefferson Middle School

Conifer High School

Inclusions

Refrigerator, trash compactor, oven, stove, microwave, dishwasher, gas logs, washer, dryer, window coverings, generator, home theatre, TV in kitchen, TV in exercise room, TV in game room, storage shed, phone intercom system, 4 garage door openers

Exclusions

Refrigerator in garage apartment, TV in family room

Earnest Money

Personal Check \$75,000

Possession

To be negotiated

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.