

# ***3468 South Otis Court Lakewood, CO 80227***

## **DESCRIPTION**

### **OVERLOOKING THE LAKE**

Leave your cares behind and settle into a peaceful lake setting backing to acres of open space. This elegant two-story home makes living and entertaining easy. The kitchen is open to the family room and includes a breakfast nook, lots of windows, a pantry and views of the fireplace, backyard and lake. Special features include a beautiful staircase, vaulted ceilings, wood floors, huge master suite, spacious patio, beautiful gardens, air conditioning, sprinkling system and so much more!

## **SQUARE FOOTAGE**

Total sq ft	3374
Finished sq ft	2270
Lower Level	1104

## **GARAGE**

Dimensions 25 x 19  
Three-car garage

## **LOT**

0.15 Acres  
House faces west  
Backs to pond  
Nice Curb Appeal  
Beautiful gardens in front and back  
Xeriscape landscaping in front yard (low maintenance)  
Fenced  
Sprinkling system

## **NEIGHBORHOOD**

Covenant Protected

86 homes

Quiet location

Quick Access to Hampden Avenue & Wadsworth Blvd.

Acres of open space and hiking trails

Country feels within the city of Lake

## **EXTERIOR**

Frame and brick

Two stories

Composite Shingle

Newly painted

## ***MAIN LEVEL***

### **ENTRY**

Decorative glass security door

Well crafted wood door

Arched window pane over door with glass side panels

### **FOYER**

Dramatic two story ceilings

Wood Floor

Entry coat closet

Classic brass fixture with clear beveled glass with unique shape

Beautiful expansive staircase, decorative wood railings, catwalk

Opens to living room

### **LIVING ROOM**

Dimensions 16 X 11

Beautiful architectural ceiling angles

Like new carpet

Lots of windows

Plenty of wall space to display art

Opens to dining room with beautiful arch detail

### **FORMAL DINING ROOM**

Dimensions 12 X 11  
Spacious and open to living room  
Decorative brass fixture  
Located near the kitchen for easy serving  
Large window with lake view  
Decorative architectural arch

### **KITCHEN WITH BREAKFAST NOOK**

Dimensions 17 X 10  
Wood floor  
Oak Cabinets  
Two lazy Susan  
Recessed Lighting  
Lots of natural light  
Plenty of countertop work space  
Large pantry  
Electric stove/range  
Dishwasher  
Microwave  
Ceiling Fan  
Open to family room/great for entertaining  
View of fireplace  
Spacious Breakfast nook with large window bring outdoors in  
Views of backyard, gardens and lake  
Back door access to outside patio/easy for BBQ's

### **FAMILY ROOM**

Dimensions 16 X 16  
Built in niche with decorative enhancement detail over fireplace  
Lighting to showcase art in niche  
Gas Fireplace with stone accent  
Lots of large windows  
Carpet like new

## **LAUNDRY/MUDROOM**

Main level

Window to bring in natural light

## ***UPPER LEVEL***

### **MASTER BEDROOM SUITE**

Room Dimensions 16 X 14

Nice architectural ceiling details with space to display collectables

Ceiling Fan

Arched entry to master bathroom

Beautiful window with stylish window treatment

### **MASTER BATHROOM**

Double sinks

Private toilet area that is tiled

Medicine cabinet

Lots of lighting

Large bath tub

Separate shower

Large walk-in closet

### **LOFT/OFFICE**

Dimension 13 X 11

Open to living room

Great space for an in-home office

Window with lake view

Ceiling fan

### **BEDROOM 1**

Dimension 11 X 12

Large closet

Lake views

Nice natural lighting

### **BATHROOM 2**

Dimension 11 X 11

Large Closet

## **BATHROOM**

Full

Double sinks

Window for nice lighting

## ***LOWER LEVEL BASEMENT***

### **UNFINISHED**

### **UTILITY ROOM**

Lower level

Heating Gas forced hot air

### **STORAGE**

Unfinished Storage in Lower Level

## ***OTHER INFORMATION***

### **PATIO/BACKYARD**

Large concrete area for patio furniture and BBQ grill

Fenced

Lake view

Manicured lawn with stone steps

Access to garage

Fenced area for dog

Beautiful gardens and trees

Very open and peaceful feel with the lake setting

### **EXCLUSIONS**

Refrigerator, washer, dryer, garage cabinets and work bench, outdoor furniture, and decorative items

### **INCLUSIONS**

Gas logs, freezer, microwave, stove/range/oven, utility shed, window coverings

## ***UTILITES***

### **EXCEL GAS & ELECTRIC**

High     \$268.41  
Low      \$98.50  
Average \$139.00

### **PUBLIC WATER AND SEWER**

### **SATELITE/CABLE TV**

Comcast

### **INTERNET PROVIDER**

Comcast

### **SECURITY SYSTEM**

## ***SPECIAL FEATURES & INFORMATION***

### **DRIVING DISTANCE (Approximate)**

34.7 miles to DIA  
11 miles to downtown Denver  
11 mile to Denver Tech Center

### **NEARBY ACTIVITIES**

Bear Creek Swim and Tennis  
Pinehurst Country Club  
Bear Creek Park with walking and bike trails  
Red Rocks  
Bear Creek Reservoir  
Bandimere Speedway

### **SCHOOLS**

Westgate Elementary  
Carmody Middle School  
Bear Creek High School

## HOMEOWNER'S ASSOCIATION

\$55 Monthly

Fees include trash pick up and maintenance of common areas

## EARNEST MONEY

\$8000.00

Check to Guardian Title

## POSSESSION UPON DELIVERY OF DEED

### *ABOUT Lakewood*

Located just minutes from Denver, along the west edge of the Metro Area against the foothills of the Rocky Mountains, Lakewood supports a number of private and government entities. Lakewood has grown to become Colorado's fourth-largest city, yet it still retains much of its small-town flavor and open space. With more than 6,500 acres of park land and over 145,000 residents, the city has one of the highest ratios of parks and recreation facilities per capita in the country.

The Denver Federal Center is surrounded by development. Today, the Denver Federal Center houses 28 agencies and 6,800 employees. It is the largest concentration of Government agencies outside the Washington D.C. area.

Lakewood has a wide variety of neighborhoods and businesses. Homes nestled on large lots with mature landscaping attract traditional buyers. Newer developments feature open floor plans, vaulted ceilings and three car garages. There are more than 80 parks, the largest being Bear Creek Lake park at approximately 2600 acres. It is unique as a city park since it offers picnic sites, camping, fishing, horseback riding, bike trails, boating, swimming and water skiing. City of Lakewood, Colorado is located just minutes from Denver, along the west edge of the metro area against the foothills of the majestic Rocky Mountains. The City of Lakewood is located in Jefferson County, Colorado, United States.

The city is presently encouraging economic development while devoting its energies to maintaining a high quality of life for its residents. The recent opening of BELMAR, billed as "Lakewood's New Downtown" is the first real downtown for this exciting community.

More information about Lakewood can be found on the Chamber of Commerce web site.

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