

22141 Chippewa Lane
At "Riva Chase"
Golden Colorado 80401

High on a hill and surrounded by trees, this lovely custom built home in exclusive and gated Riva Chase; a luxury home community nestled in the Denver foothills, offers 4935 square feet of show home quality features with five bedrooms, five bathrooms and a beautifully updated kitchen with extensive slab granite, center island, bar seating and stainless steel appliances.

Take in mountain views from the dramatic 18 feet floor to ceiling windows, or relax in the enormous master suite with adjoining reading/library.

Special Features include a beautifully updated kitchen, main level study, chic dining room, dramatic great room, vaulted ceilings, walk-out lower level providing large open space for entertainment, recreation or a home business, lots of storage space, air conditioning, duel furnaces, quick and convenient access into Denver and world class ski resorts, and a magnificent location on a street lined with beautiful estates in the majestic Colorado Rocky Mountains!

Property Details

Year

1995

Lot

.38 Acres

Beautiful Mountain Views

High on a Hill

Fantastic Southern Exposure

Subdivision

Riva Chase is located in Genesee. Riva Chase is approximately 205 acres with 134 home sites. Residents preserve their privacy with a large, beautiful

gated entrance. Behind the gates are some of Genesee's finer luxury homes. Most lots are less than 2 acres. Riva Chase is very accessible to I -70 allowing for a quick drive into Denver. Many homeowners enjoy breathtaking city views as well as panoramic mountain views. Riva Chase elevation is approximately 7135 feet.

Upscale & Gated Entry
Covenant Controlled Community
Close-In Convenience
Quick & Easy I -70 Access
Minutes to Denver/Metropolitan Area
Convenient Access to World Class Skiing
HOA Fees \$75/year

Style

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

Exterior

Stucco/Frame
Wood Shingle

Square Feet

TOTAL 4973

Upper & Main Level 3337 Sq Ft

Lower Level 1636 (walk-out lower level)

*Measurements from Jefferson County Assessor; buyer to verify accuracy

Deck

Located off Kitchen
Great for Summer BBQ or Entertaining
Sliding Door

Garage

3-car oversized
Outside Door Access
Windows to Bring Light Inside
Epoxy Coated Floor

5 Bedrooms

(5th bedroom currently used as an office in the lower level)

4 Upper Level

1 Lower Level

5 Bathrooms

3 Upper Level

*Master Bathroom

*One Full Bathroom next to bedroom 2

*One Jack-Jill between bedrooms 3 & 4

1 Main Level

*½ bath

1 Lower Level

*Full Bathroom

Fireplace (master suite wired for fireplace)

Great Room main level (Gas)

Stone surround with mantle

Beautiful & Inviting

Upper Level

Master Suite with Adjacent Reading/Study/Library

21 X 15

Private Retreat

Lots of windows to capture the view

Double Door Entry

Sitting Area

Beautiful Paint Tones

Ceiling Fan

Adjacent Reading/Study/Library

13 X 10

Located off Master Suite

Double Doors

5-Piece Master Bathroom

Lots of Windows for natural lighting

Jacuzzi Tub

Double Sinks/Gentleman Sink

Large Walk-In Closet

Make-Up Vanity

Bedroom 2

11 X 13

Two side by side closets

Full Bathroom (located next to bedroom two)

Tile/Linen Closet

Tub

Bedroom 3

11 X 13

Walk-in closet

Bedroom 4

11 X 13

Jack-Jill Bathroom (between bedrooms 3 & 4)

Tile

Double Sinks

¾ Shower

Upper Level Landing

Glass Cutouts

Walkway with views to lower level

Main Floor

Great room

20 X 17

Floor to ceiling windows

Beautiful Glass

Bringing inside light & views from all directions

Architecturally Pleasing Design
Dramatic 18 Feet Ceiling
Decorative Fireplace
Wall to Wall Carpet
Soothing Paint Tones

Kitchen

18 X 21
Pantry for storage
Granite countertops with plenty of workspace
Bar Seating/Center Island
Custom maple cabinets
Stainless Steel Appliances
Wood floors
Tile backsplash with design accents
Secretary/Deck
Eat-In Area
Lots of Windows
Access to Deck

Bathroom

1/2 bath
Wood Floor
Granite Countertop

Dining room

12 X 14
Beautiful Decorative Shapes & Angles
Open to Living Room

Living Room

13 X 14
Great Southern Sunshine
Perfect for Reading, Relaxing or Entertaining

Study

15 X 16
French Doors with Stained Glass

Laundry room

Main Level

Located near Kitchen and Garage

Cabinets

Tile Floor

Washer & Dryer Included

Lower Walkout Level

Recreation/Game Room/Family Room/Business Center

29 X 17

Built-in shelves

Small Wet Bar

Carpeting

Bedroom 5 (currently used as another office)

17 X 13

Full Bathroom

Decorative Tile

Wood Floor

Storage

Abundant

Utility Information

Electric (Excel)

High \$183.09

Low \$68.72

Gas (Excel Energy)

High \$280.25

Low \$17.89

EDS Waste/Garbage

Public Water & Sewer
Foothills Water & Sewer

Internet Provider
Wispertel (own dish)

Television Provider
Direct
Qwest Cable is Available

Schools
Ralston Elementary
Bell Middle School
Golden High School

Inclusions
Refrigerator, oven/stove/cook top, microwave, dishwasher, gas logs, washer, dryer, window coverings

NO Exclusions

Earnest Money
\$15,000
Guardian Title
Personal Check

Possession
Quick Possession

DRIVING DISTANCE
6 miles Evergreen
7 miles nearest shopping mall (Colorado Mills)
24 miles Denver Tech Center
17 miles downtown Denver
39 miles DIA
50 miles Dillon Colorado (ski resorts, lake, sailing, hiking)
80 miles Vail ski resort

ABOUT GOLDEN/GENESEE

Located minutes into the foothills from Denver, Genesee is the nearest mountain community to Denver along the I-70 corridor. Genesee is part of Golden and is an upscale mountain community. Fabulous homes overlook the valley. Homeowners enjoy the sparkle of city lights at night & incredible Continental Divide views during the day. Local residents enjoy community tennis and swimming clubs as well as close access to Mt. Vernon Country Club. The town of Golden is West of Denver and snuggles the Front Range Mountains. Golden is minutes from downtown Denver & is convenient to area shopping malls and public transportation.

***ALL MEASUREMENTS SHOULD BE VERIFIED FOR ACCURACY**