

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.