

5326 Grand Fir Ct

PARKER CO 80134

Neighborhood The Timbers



MLS# 6902417 **Status Cond** None Known
List Price \$797,000
List Date 03/06/14 **HOA** Yes / \$200 / Annual
Status Active **Taxes** \$5,949 (2013)
Seller Type Individual **Earnest** \$25,000
Orig List Price \$845,000
Terms Cash, Conventional
Legal LOT 9A PINERY FLG 26A 0.38 AM/L PER LLA 2005064096

Type Detached Single Family **Fuel Type** Gas
Style 2 Story **Heating Type** Forced Air
Architecture Traditional **Cooling** Air Conditioning-Central, Ceiling Fan
Year Built 2007 **Construction** Frame
Other HVAC Humidifier **Exterior** Rock, Stucco
Fireplaces 3 **Roofing** Composition Shingles

	SqFt	PSF	Baths	
Upper			Full	3
Main			3/4	1
Lower			1/2	1
Above	3,673	\$216.99	1/4	0
Bsmt	1,960		Rough In	No
Total	5,633	\$141.49		
Finish	5,241	\$152.07	Beds	5
Other			Parking Spaces	3

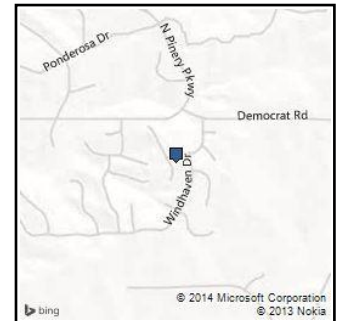
Bsmt Full, Garden Level **District** Douglas RE-1
Bsmt Fin Yes, 80% **Elementary** Mountain View/Northeast
Subfloor
Middle Sagewood
High Ponderosa
Water Public **Sewer** Public

Appliances Cook Top, Dishwasher, Disposal, Double Oven, Microwave Oven, Refrigerator (Kitchen)
Flooring Carpet, Tile Floor, Wood Floors
Interior Features Double Pane Windows, Eating Space / Kitchen, Five Piece Bath, Internet Access (Wired), Jack & Jill Bath, Jet Action Tub, Kitchen Island, Master Suite, Security System, Smoke Free, Vaulted, Walk-in Closets, Window Coverings
Exclusions Washer, dryer, play set, garage appliances and select decorative mirrors

Site Cul-de-Sac
View Mountain View
Lot Size 16,553 **Faces** West
Acres 0.380 **Rights**

Exterior Features Deck, Fence, Garden Area, Patio, Professional Landscaping, Sprinkler System, Yard

Multiple HOAs No
HOA Includes Trash Removal



Public Remarks

This true classic Colorado family home located on a private cul-de-sac with mountain views awaits your visit. First floor boasts living room with bay window and fireplace. Custom gourmet chef's kitchen with designer SS appliances, granite countertops, large island and breakfast room bay overlooks the light-filled great room with fireplace. Formal dining room with bay windows and butler's pantry is perfect for entertaining. Wonderful spacious master suite with well-appointed bath and walk-in closet. 3 additional bedrooms with 2 full baths complete the 2nd floor. Fully finished lower level recreation room with fireplace has walk-out feel and ample room for game tables plus a serene 5th bedroom and large full bath. Professionally landscaped fenced yard with designer patio and gorgeous front deck with spectacular views completes this property.