

# Gorgeous — Like Pottery Barn!

10734 Evondale St.  
Highlands Ranch, Colorado

4 bedroom, 4 bath,  
2,171 Sq Ft Finished

Shea upgraded Willow model  
on ideal lot with usable space

Huge kitchen - gas stove  
connection ready

Built-in speakers, custom  
lighting, ceiling fans, security  
system

Designer paint, carpet-  
wood-tile & wood blinds  
throughout

Two living rooms, gas  
fireplace, vaulted rooms &  
high ceilings

Trex deck with outdoor  
speakers, trees; front & back  
sprinklers & drip systems



## COLORADO LIVING GROUP

ValueInRealEstate.com

Offered at \$289,975  
MLS #897036

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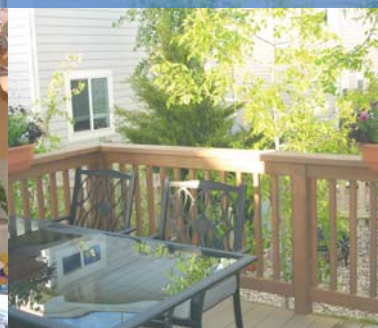
719-351-2393

Valerie@ValueInRealEstate.com

Kitchen



Custom Deck



Living Room #1



Gorgeous home in desirable Firelight area of Highlands Ranch. This upgraded Shea Willow model shows pride of ownership with custom details and craftsmanship, including an actual covered front porch, extra windows, and built-ins. 2,271 sq ft, 4 bedroom, 4 bath

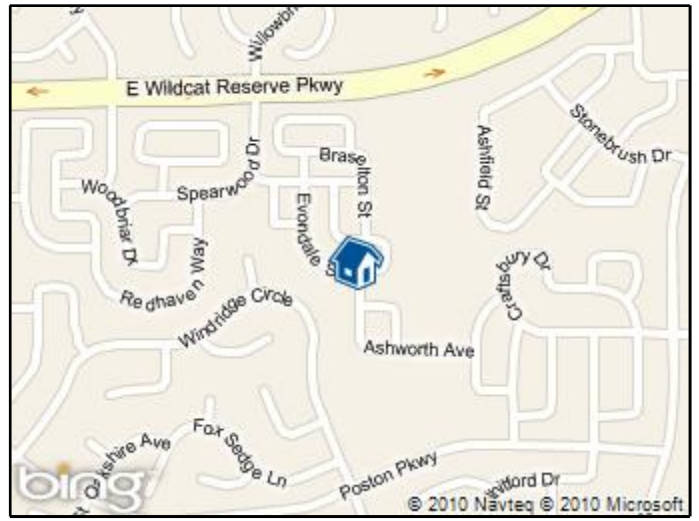
Perfect for entertaining, the huge kitchen is a cook's delight and is open to the dining room with great flow. The home is filled with vaulted ceilings and sunlight. Custom speakers, lighting, designer paint, wood floors, neutral carpet and tile throughout. Huge 4th bedroom with walk-in closet on lower level is perfect for family or guests, OR make a *third* living area with comfy couches and big screen TV. Vaulted master with walk-in closet. Custom Trex deck with outdoor speakers in custom landscaped, low maintenance yard with trees for privacy. Garage is finished. Close to recreation centers with pools, trails, backcountry access, schools, and shopping. *Not a short sale; owner-agent.*



4065 Sinton Rd.  
Colo. Spgs., CO 80907



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<b>Address:</b> 10734 Evondale St	<b>Property Type:</b> Residential	<b>List:</b> \$289,975
<b>Listing #:</b> 897036	<b>Status:</b> Active	<b>Backup/First:</b>
<b>Area:</b> DHL Doug/high/lonetr	<b>PIN:</b> 680624113004	<b>County:</b> Douglas
<b>Type:</b> Detached Single Family	<b>Sub Area:</b> HIGHLANDS RANCH FIRELIGHT 122R	<b>City:</b> Highlands Ranch
<b>Style:</b> Two Story	<b>Architecture:</b> Traditional	<b>Zip:</b> 80126
<b>Faces:</b> South	<b>Construction:</b> Frame	<b>Year Built:</b> 2003
<b>NS Direction:</b> South #: 10721	<b>Roofing Material:</b> Composition Shingles	<b>Builder:</b> SHEA
<b>EW Direction:</b> West #: 3600	<b>Car Storage:</b> Garage,Attached	<b>Model:</b> WILLOW
<b>Map / Section:</b> 405 K	<b>Car Spaces:</b> 2	<b>Lot Size:</b> 3049
<b>HOA Name:</b> FIRELIGHT	<b>School District:</b> Douglas County	<b>Acres:</b> .08
<b>HOA Phone:</b>	<b>Elementary:</b> Copper Mesa	<b>Zoned:</b> R
<b>HOA Quoted:</b> \$60, Monthly	<b>Junior High:</b> Mountain Ridge	<b>Taxes:</b> \$1,945
<b>Multiple HOAs:</b>	<b>Senior High:</b> Mountain Vista	<b>Unincorporated:</b> Yes
<b>Fee Includes:</b> Clubhouse,Clubhouse With Fitness,Community Pool,Tennis Courts,Trash Removal		<b>Horses:</b>

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	4	3			1
<b>Bathrooms</b>	4	FF	Q		F
<b>Square Feet</b>	1,443				728
<b>Finished Sq Ft Total:</b> 2,171		<b>Total Sq Ft:</b> 2,171		<b>Date Measured:</b>	
<b>Basement:</b> Full		<b>Bsmt Finished:</b> Fully		<b>Bsmt % Finished:</b> 100	

<b>Master Bedroom:</b>	Upper	<b>Living Room:</b>	<b>Water:</b> Public
<b>Family Room:</b>	Main	<b>Dining Room:</b>	<b>Sewer:</b> Public
<b>Study / Den:</b>		<b>Kitchen:</b>	
<b>Laundry Loc:</b> Basement		<b>Heat:</b> Gas	
<b># of Fireplaces:</b> 1		<b>Avg Utilities:</b> \$60	
<b>Fireplace Loc:</b> Living Room		<b>Subfloor:</b> Slab	

**Description:** Air Condition-Central,Agent Owner,Burglar Alarm,Ceiling Fan,Cable Installed,Double Pane Windows,Deck,Disposal,Dishwasher,Formal Dining,Fence,Fireplace Insert,Garage Door Opener,Gas Logs,High Speed Access,Master Bathroom,Microwave Oven,Master Suite,Pool Community,Pet Free,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Sprinkler,Stove/Range/Oven,Sump Pump,Window Coverings,Wood Floors,Walk-In Closets

**Public Remarks:** Gorgeous 4BD4BA like Pottery Barn. Upgrds thruout; Huge ktchn-gasline is rdy4 stove ; Carpet-wood-tile; built-in spkrs & cstm light; 2 lvng rms; Clingfans; alarmsys; Cvrd frntporch & Trex deck w/outdr spkrs & Indscp. Close to schls, trls. ownr agnt. Not SS

**Listing Office:** ERA HERMAN GROUP



**Courtesy of**  
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 Broker Associate  
 ERA HERMAN GROUP

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