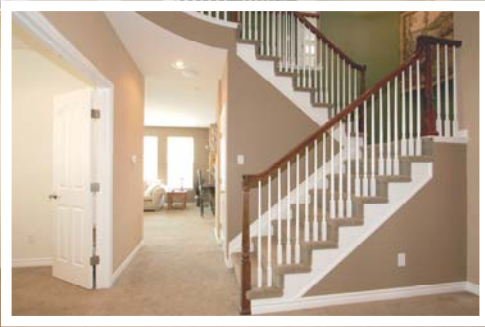


Hard to Find Pasque Model!

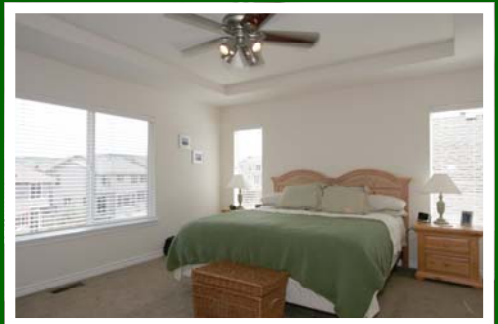
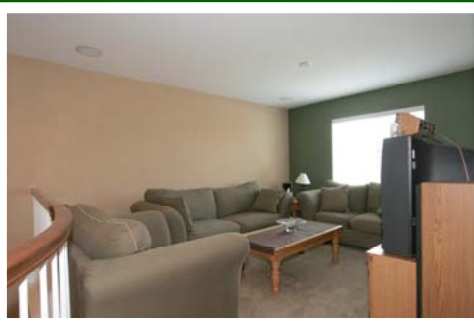


Brand New Home With Upgrades: Gourmet Kitchen, Cherry Cabinets, Granite Counters



10986 Bluegate Way
\$460,900

For More Information Call Don or Robyn at 303-200-4657



Property Features

Area: DOUG/HIGH/LONETR
 Type: DETACH SINGL FAM
 Style: TWO STORY
 Faces: WEST

Parcel ID#: 670619102024
 Sub Area: HIGHLANDS RANCH
 Architecture: CONTEMPORARY
 Construction: FRAME/ROCK
 Roofing Material: COMPOSITION SHINGLE, SIMULATED SHAKE
 Car Storage: GARAGE, ATTACHED, DETACHED
 Car Spaces: 3
 School District:
 Elementary: 7073, HERITAGE
 Jr High/Middle: 7345, MOUNTAIN RIDGE
 Sr High: 7545, MOUNTAIN VISTA

County: DOUGLAS
 City: LITTLETON
 Zip: 80130
 Year Built: 2006
 Builder: SHEA
 Model: PASQUE
 Lot Size: 5009
 Acres: 0.11
 Zoned: RES
 Unincorporated: NO
 Taxes: 1,150

NS Direction: SOUTH #10900
 EW Direction: EAST #4500
 Map/Section: 405 - R
 HOA Name:
 HOA Phone:
 Total HOA Fees: 20
 Fee Quoted: MONTHLY Multiple HOAs:
 Fee Includes: TRASH REMOVAL

Horses:
 MAIN LOWER BASEMENT

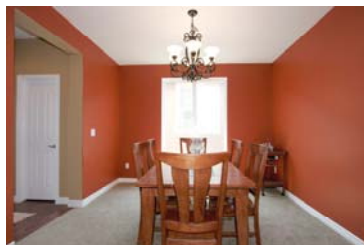
Bedrooms	TOTAL	UPPER		
Baths	3	3		
Square Feet	2702	FF	H	
Finished Sq Ft Total: 2702	Total Sq Ft: 3677	Date Measured:		975

Basement: PARTIAL Bsmt Finished: OPEN %Bsmt Finished: 0

Master Bedroom:	14X14	UPPER LEVEL	Living Room:	12X12	Water: PUBLIC
Family Room:	16X17	MAIN LEVEL	Dining Room:	9X13	Sewer: PUBLIC
Study/Den:	10X12	MAIN LEVEL	Kitchen:	14X19	
Laundry Loc:	MAIN LEVEL		Heat:	GAS, FORCED AIR	
# Of Fireplaces:	1		Average Utility: \$		
Fireplace Loc:	FAMILY ROOM		Subfloor:	SLAB	

Description: AIR COND-CENTRAL, BURGLAR ALARM, BUYER'S WARRANTY, CEILING FAN, COOK TOP, CUL-DE-SAC, DOUBLE OVEN, DISPOSAL, DISH-WASHER, EATING SPACE/KIT, FORMAL DINING, FENCE, FIVE PIECE BATH, GARAGE DOOR OPENER, GAS LOGS, HIGH SPEED ACCESS, KITCHEN ISLAND, LOFT, LANDSCAPED PROF, MASTER BATHROOM, MICROWAVE OVEN, NEWER CARPET, NEW HOME, NEWER PAINT, PATIO, REFRIGERATOR, SELF-CLEANING OVEN, SATELLITE ANTENNA, SMOKE FREE, SPRINKLER, STOVE/RANGE/OVEN, WINDOW COVERINGS, WOOD FLOORS, WALK-IN CLOSETS

Welcome! * Your new three bedroom, three bath home is located in the very desirable Hearth at Highlands Ranch close to parks, trails, schools, shopping, golf and the recreation center * This practically brand new Shea Home is the hard to find Pasque Model and is situated in a quiet cul-de-sac * The home has over \$30,000 in upgrades * Features include a gourmet kitchen with cherry cabinets, granite counters, a large island, walk-in pantry and butler's pantry * All of the high-end black appliances are included * You will appreciate the gorgeous hardwood floors, central A/C and the beautiful custom paint throughout the home * Additional amenities include a main floor study, an upstairs loft and central vacuum pipe and prewire * Outside you will find stamped concrete patios front and back, custom stone terracing, landscape lighting and a fully automatic sprinkler system * The indoor and outdoor speakers are yours to keep as well * You will have plenty of room for vehicles and storage in the three-car garage * The basement is open and ready to be finished to your liking * Call Don or Robyn today to set up your very own private, no-hassle showing of this stunning home *



Don & Robyn Sikkema, Broker Owners
 For Information Call Don or Robyn At 303-200-4657

Email: Colorado-Landshark@comcast.net
 www.ColoradoLandshark.com



See More Pictures and Virtual Tours for this property at www.ColoradoLandShark.com