

PROPERTY FEATURES:

367 SANDY HOLLOW TRAIL
FRANKTOWN, COLORADO



PROPERTY OVERVIEW

- A masterpiece residence of industrial architecture, showcasing steel, concrete, and glass elements.
- Set on over 14 acres of lightly rolling land surrounded by magnificent pines, a decorative pond, and a windmill.
- Fantastic outdoor living with a full-length deck featuring a heated pergola, a lower covered patio with a hot tub, and an in-ground pool.
- Barn with 4 stalls, tack room, office, and heated storage area, plus a 1,290-square-foot apartment.
- Property is in The Preserve at Deerfield gated community; however, no dues, covenants, or architectural control apply.
- Conveniently located near Highway 83/Parker Road and I-25, less than 10 minutes to Franktown and 20 minutes to downtown Castle Rock.
- 2024 Taxes: \$11,745

RESIDENCE

- Two-story residence with a walk-out basement.
- Square footage:
 - Above grade: 5,098 sq. ft.
 - Finished: 7,199 sq. ft.
 - Basement finished: 2,101 sq. ft.
 - Basement total: 3,312 sq. ft.
 - Total: 8,410 sq. ft.
- Four bedrooms: main floor guest suite plus two secondary bedrooms with Jack-and-Jill bath, and upstairs primary suite on its own level.
- Five bathrooms: powder room, guest, and Jack-and-Jill on main, primary upstairs, and powder room on lower level.
- Three fireplaces: great room, primary suite, and guest suite.
- Over \$300,000 in steel accents.
- \$80,000 in foam insulation, highly energy efficient.
- Custom 8-foot interior doors with steel plate inserts (\$100,000 package) with kerf door jambs for a clean, modern look.

RESIDENCE (CONT.)

- Commercial-grade rooftop unit for heat and air conditioning.
- High-end lighting throughout from Urban Lights.
- Commercial grade, 1-inch-thick tile flooring.
- Architect: Sam Austin, out of Boulder.
- Built in 2022.

MAIN LEVEL

Entry

- Outside walkway features cement pillars, cement siding that looks like wood, and a steel awning.
- Custom 9-foot solid wood door with eight linear windows, sidelights, and transom windows.
- 14-foot ceiling with 1-inch x 6-inch Douglas Fir tongue-and-groove and modern chandelier.
- Great natural light with clerestory windows.
- Black metal wainscoting.

Great Room

- 22-foot ceiling with 2-inch by 6-inch Douglas Fir tongue-and-groove, with exposed air ducts and metal beams.
- Floor-to-ceiling windows with Pikes Peak, pond, and meadow views; upper windows are on remote-controlled automatic blinds.
- Imported 68-inch linear fireplace with steel mantel and tile surround; fireplace features Aspen gas logs.
- Large iron chandelier, conveniently on a lift, hanging pendants, and wall sconces, plus two modern ceiling fans.
- Concrete walls with brick accents and black steel baseboards.
- Hookup for water feature on great room wall.
- Separate living room with TV/sitting area.

Kitchen

- Wolf® 48-inch range with dual convection ovens, six burners, griddle, and range hood.
- Sub-Zero® 60-inch fridge and freezer with ice maker, panel-faced.
- Asko® dishwasher, panel-faced.
- Built-in Miele® coffee maker with water line.
- 10-foot island with breakfast bar.
- Dual-tone cabinetry with soft-close drawers.
- Dual-tone granite countertops, with white on the island and black on the perimeter, each featuring a chiseled edge.
- Kitchen eat-in area with room for a large table and rattan light fixtures.
- Large walk-in pantry with plumbing for an additional sink or dishwasher, and ample storage with open shelving.

Wine Cellar

- All-glass walls.
- Temperature controlled.
- Stunning wood-paneled accent walls, imported from a 200-year-old Chinese boat.
- Open bottle display racks.

Guest Suite

- Red brick accent wall and two-sided gas fireplace, shared with bathroom.
- Large walk-in closet with industrial open shelving and racks.
- Rustic sliding barn door entry to the room and closet.
- Large windows with Pikes Peak views.
- Ensuite bathroom with jetted soaking tub, walk-in shower, and fireplace.



Secondary Bedrooms

- Two similar sized bedrooms.
- Closets with custom organization system.
- Jack-and-Jill ensuite with walk-in shower and granite vanity.

Office

- Dual storage closets for ample organization.
- Abundant windows provide natural light and walk-out access to the deck.
- Douglas fir tongue-and-groove ceiling and metal crown molding.
- The room backs to an area in the garage that could be converted into a bathroom, making this another bedroom suite.

Laundry Room

- LG® stacked washer and dryer with hydronic heat pump, requiring no venting as it recirculates air within the dryer.
- Ample storage cabinets and workspace with sink and drying rack.
- Access to garage

GARAGE

- Oversized 2-car attached garage.
- Plug for EV outlet.
- Storage closet with fridge and freezer.
- Pet door providing access to the dog run.
- 10-foot ceiling.
- Exterior access door for convenience.
- Dimensions: 25-foot x 32-foot.

UPPER LEVEL

Primary Bedroom

- Private, only room on this level
- Great natural light from large windows with views Pikes Peak.
- Douglas fir tongue-and-groove ceiling, exposed air ducts, and metal beams.
- White-washed brick accent wall and gas fireplace with steel mantel.
- Massive private balcony with pergola.
- Dual walk-in closets with custom organization systems, one is massive, and the other has a Miele® stacked washer and dryer.
- Lighting includes a chandelier and hanging pendants, plus two modern ceiling fans.

Primary Bathroom

- Freestanding soaking tub with additional hand-held faucet.
- Walk-in shower with metal tile flooring and multiple showerheads, including body jets and rain shower.
- 60-inch concrete trough sink with dual faucets and granite topped vanity with ample storage.
- Water closet for privacy.
- Pikes Peak views.

LOWER LEVEL

Gym

- Professional-size gym with ample room for multiple machines.
- Rubber mat flooring.
- Large windows showcasing motivating Pikes Peak views.
- Walk-out access to the lower patio.
- 9-foot ceilings with exposed air ducts.
- Two ceiling fans for improved airflow and comfort.
- Powder bathroom located adjacent to the gym.
- Deep under-stair closet for convenient storage.

Recreation Room

- Spacious with sitting area and game tables.
- Large windows offering Pikes Peak views.
- Walk-out access to the patio with a hot tub.
- Additional plumbing in corner closet.
- Dimensions: 33 x 25 feet.

Miscellaneous

- Unfinished storage area with access to the crawl space, featuring a 3-foot-tall ceiling and houses two furnaces.
- Central vacuum system.

- Natural gas heating.
- Two septic systems, house and barn.
- Recirculating water heater ensuring consistent hot water supply.
- Ceiling fans are remote-controlled for ease of use.

OUTDOORS

- Fully fenced property with two fenced pastures and a ¼-acre fenced dog run.
- Concrete circular driveway leading to the residence and barn.
- Full-length deck off the main level with heated pergola, seating areas, BBQ, and smoker.
- In-ground pool, 20 feet by 40 feet, 3 ½ to 6 feet deep.
- Arena and round pen.
- Two gazebos for relaxation or entertaining.
- Pond, 5-8 feet deep and lined, fed by spring and rain runoff.
- Two chicken coops.
- Decorative windmill adding rustic charm.
- Gorgeous wooded area to the north and west of the home, perfect for walking.
- Wishing well for added charm.

Barn

- Four stalls with rubber mat flooring.
- Tack room and office
- Heated storage area, approximately 850 square feet, great workshop featuring 14-foot ceiling, washer and dryer, and epoxy floor coating.

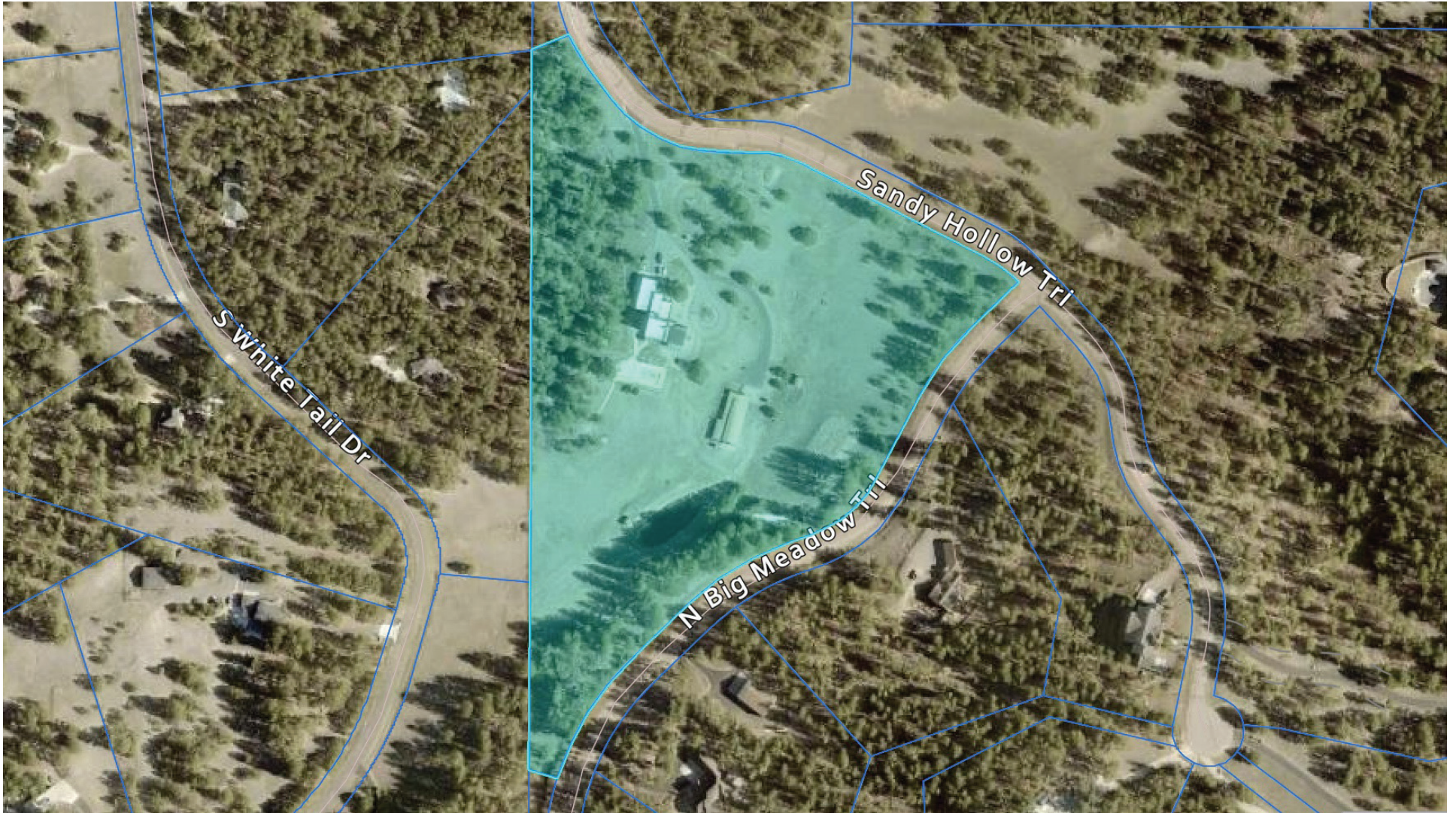
Apartment

- 1,290-square-foot apartment with bonus loft area.
- Full kitchen and eat-in area.
- Bedroom and ¾ bathroom.
- Heat and air conditioning,

BOUNDARY OUTLINE MAP

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367 SANDY HOLLOW TRL, FRANKTOWN, COLORADO | 14.21 ACRES



*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.

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