



HALL AND HALL®

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ELK HILL | GOLDEN, COLORADO | \$5,500,000



EXECUTIVE SUMMARY

Elk Hill, while only 20 minutes from downtown Denver and an hour's drive to Denver International Airport, has the lure of a secluded, private, and hard-to-find smaller acreage piece of land, combined with ease of access and convenience. Located on 36± acres, Elk Hill's prime feature is a recently renovated 5,084± square foot, five-bedroom, three-bathroom residence. The land features rolling hills with abundant tree cover, independent access off Grapevine Road, and there is plenty of room for additional outbuildings. The property features tremendous views, is ready to move in, and presents an opportunity to purchase a property that is challenging to find in today's competitive Denver metro market. Additional land may be purchased.

The existing residence features numerous recent improvements. On the exterior, the home boasts a new roof, new soffits, and new gutters, as well as new shutters and awnings over a brand new front porch. The driveway has been expanded, and the garage has new drywall and paint. On the main floor, the hardwood floor has been totally resanded, restained, and resealed. The half bathroom has all new cabinets, new mirrors, and plumbing fixtures. The newly renovated master ensuite bath boasts a steam shower, jacuzzi tub, heated floors, new cabinets, and California Closets walk-in closets. Additionally, the home has all new KitchenAid appliances and a quick-recovery 75-gallon hot water heater, as well as new carpet and interior paint throughout.

Offered in cooperation with Shawn Kelley of Compass and Ronda Courtney of RE/MAX LEADERS.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



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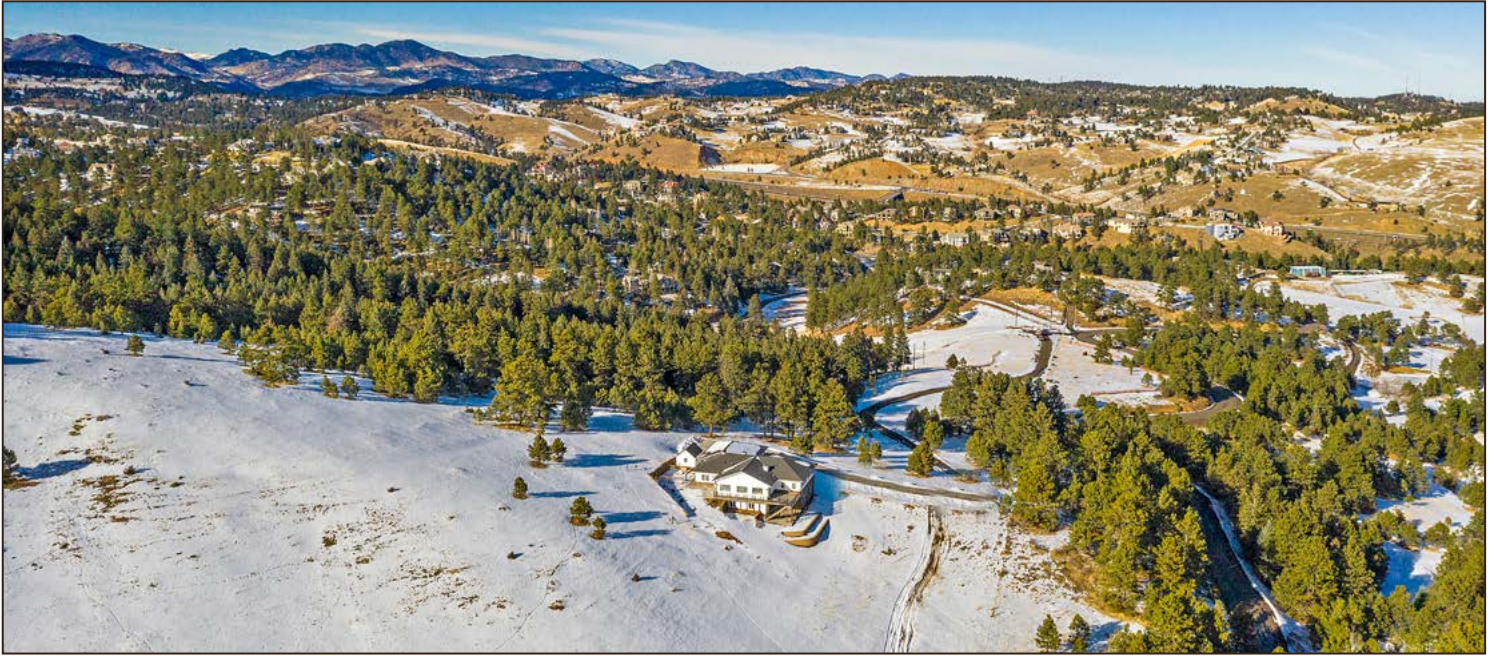




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JUST THE FACTS

- 36± deeded acres
- 20-minute drive to downtown Denver
- Easily accessible from I-70
- Within two hours of numerous Colorado ski resorts
- Updated 5,084± square foot, five-bedroom, three-bedroom residence with all new carpet, paint, appliances, and renovated master bath
- Vacant land available — build to suit
- Excellent building site
- World-class views of downtown Denver
- Abundant tree cover
- Private and secluded
- 7,300 feet in elevation
- Migratory wildlife
- Additional adjacent land may be purchased



JEFF BUERGER | jeff@hallandhall.com

2000 S. COLORADO BLVD.; T-1 STE. 3100 | DENVER, CO 80222

(O) 303-861-8282 | (M) 303-229-9932

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SHINGLE CREEK

Elk Hill Golden, Colorado

*This map is for visual aid only and
the accuracy is not guaranteed.*
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Elk Hill - Bear Mountain Ranch
Golden, Colorado

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Elk Hill

Bear Mountain Ranch

