



5887 Beeler St – Home Features, Custom Additions & Upgrades, Owner Enhancements (includes structural upgrades, custom builder floorplan changes, upgraded finishes, interior and exterior owner enhancements) – Approximately \$194k in 2018:

Award-winning Builder - Parkwood Homes, Beacon Hill Collection – Newbury Plan

Classic Colonial Streetscape – located on premium Beeler parkway leading to the popular boulder water feature and plaza to the south or multiple small parks and meandering pathway to the north

Exterior of home offers bay window, 8' door entry w/ sidelights, architectural details like dental molding, corbels, fluted column details at entry and windows; wide brick stair entry; owner added wrought iron fencing and side gate access at front (not aluminum) and brick sidewalk to street; mature landscaping all around, great seasonal color – Owners upgraded and extended back patio which offers multiple spacious private sitting areas, full gardens, grill area, dog run - Great outdoor space for entertaining + 2 car garage w/ owner added shelving and EV charger

Main Floor:

Tons of natural light w/ east, west and south facing views - 10' ceilings w/ upgraded 10" crown molding all around main floor; welcoming foyer, upgraded wide plank white oak flooring throughout main floor; custom additions, and upgrades, spacious open floorplan great for entertaining

Formal dining area offers upgraded 2 ceiling speakers, bay window, owner added elegant dining chandelier

Chef's kitchen completely upgraded w/ Thermador appliances, 14' quartz island and countertops, glass tile hexagon backsplashes, 2-tone cabinets at island and perimeter, wonderful bar seating and custom designed dry bar w/ beverage refrigerator and double pantries

Custom fireplace design with floor to ceiling tile surround, contemporary mantel, horizontal fireplace and hearth, 2 ceiling speakers

Custom design built-in floor to ceiling open shelves w/ additional storage and desk space

Convenient mudroom w/ bench, hooks and closet right at back door

Powder bath with upgraded pedestal sink/fixtures and full brick accent wall

2nd Floor:

Large primary bedroom w/ tray ceiling, additional reading lights, owner added ceiling fan, mountain views, large walk-in closet with custom shelving, bedroom conveniently located at the top of the stairs

5-piece primary ensuite w/ upgraded contemporary chrome fixtures, handheld/slidebar and shower bench, upgraded to 6' soaking tub, cabinets, quartz countertop and tile selections including countertop backsplash and full tile shower surround

Hallway w/ custom extended double door linen closet, plenty of storage

Large second bedroom, French door closet and private ensuite full bath w/ upgraded cabinets, fixtures, extended subway tile selection w/ deco accent and countertop backsplash

2nd floor laundry w/ upgraded cabinets, tile flooring and added laundry tub

3rd Floor:

Custom designed 3rd floorplan features skyroom, 4th bathroom, 3rd bedroom, wet bar, window bench, glass western wall, rooftop deck w/ pergola

Skyroom upgrades include – 5.1 surround sound system, cool wet bar w/ mini fridge, western wall which opens completely to the roof top deck w/ owner added roller shades for nice visibility out but diffuses the sun coming in (on western wall and 2 other skyroom windows)

Large rooftop deck includes owner added pergola (with outlets & roll down shades), gas line for grill or firepit and amazing front range, city and downtown Denver views -- an amazing space for entertaining or relaxing, breathtaking views and gorgeous sunsets

Open western wall and entertain inside and out, expanding your living space by almost 300/sf

Open railing, upgraded sconce lighting at stairway, added window bench, extra floor outlets and 3rd bedroom, 4th full bath access

Full bath w/ upgraded subway tile, penny tile deco accent and countertop backsplash – can easily open the wall to create ensuite to bedroom 3

Large 3rd bedroom or nice office space w/ French door closet

Basement:

Large 4th bedroom or great office w/ French door closet

4th bedroom full bath ensuite w/ tone on tone subway tile, upgraded cabinets and floor tile

Unfinished portion of the basement offers tons of storage w/ oversized shelves or finish as an exercise room, great room or add another bedroom

Utilities:

Central Air conditioning upgraded to zone damper system – which provides better control of the 3rd level temperature and eliminates having 2 condensers at back patio

HVAC, Tankless H2O have been serviced and sewer line scoped too (documentation available)