



COMPASS

Comparable Properties Report  
Prepared for Broughten's on 12/11/2024

Sedalia

2505 Big Bear Cir



Kristen Winkler

Broker Assoc. 303.944.3900  
kristen.winkler@compass.com





**Pricing Recommendation**  
Prepared for Broughten's on 12/11/2024

Recommended listing price

**\*\$5,000,000 to \$5,500,000**

#### **About Your Listing Price**

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$5,250,000.

#### **Agent's Notes**

Include any notes about the subject property here.



**Subject Property**  
Prepared for Broughten's on 12/11/2024

# 2505 Big Bear Circle

This stunning 51-acre estate overlooking the Colorado Mountains features a contemporary mountain home with breathtaking views of the foothills. The home's open floor plan, private elevator, fabulous gourmet kitchen, and spacious remodeled walkout basement create a perfect retreat to be enjoyed by family and friends alike. Enjoy sunsets over the mountain sky from the spectacular custom-designed outdoor pool and entertainment area created by award-winning Designs by Sundown. Equestrians and cattlemen alike will appreciate the Post and Beam barn with concrete floors, a bathroom, full electricity, and water facilities together with a fully equipped Caretaker's residence above.

**Property Information**

Property Type: Single Family  
Beds: 5  
Baths Full / Half: 7  
Sq. Ft.: 12,009  
Lot Size: 2,221,560 SF / 51 AC  
Year Built: 2007  
Taxes:  
HOA Fees: \$2,400 / Yr

**Transaction Information**

Last Asking Price: \$1,900,000  
Contract Date: 03/13/2015

Active

ADDRESS	BED	BATHS FULL / HALF	SF	LOT	ORIGINAL LISTING PRICE	LAST ASKING PRICE	CLOSING PRICE	PPSF	MONTHLY CHARGES	LISTED	CONTRACT	SOLD	DOM
934 S Perry Park Rd	6	5	8,325	1,746,7 56	\$5,299,000	\$5,299,000		\$637		5/29/24			197
AVERAGES			8,325	1,746,7 56	\$5,299,000	\$5,299,000		\$637					197

Contract

ADDRESS	BED	BATHS FULL / HALF	SF	LOT	ORIGINAL LISTING PRICE	LAST ASKING PRICE	CLOSING PRICE	PPSF	MONTHLY CHARGES	LISTED	CONTRACT	SOLD	DOM
7165 Lemon Gulch Way	5	6	7,697	1,524, 600	\$4,850,000	\$4,850,000		\$630	\$308	10/3/24	10/21/24		18
AVERAGES			7,697	1,524, 600	\$4,850,000	\$4,850,000		\$630	\$308				18

Sold

ADDRESS	BED	BATHS FULL / HALF	SF	LOT	ORIGINAL LISTING PRICE	LAST ASKING PRICE	CLOSING PRICE	PPSF	MONTHLY CHARGES	LISTED	CONTRACT	SOLD	DOM
750 S Perry Park Rd	5	7	9,143	1,807,7 40	\$5,900,000	\$5,800,000	\$5,585,150	\$611		5/26/23	4/8/24	5/10/24	318
5165 Bears Den Trail	2	3	9,897	2,443, 280	\$5,154,000	\$5,154,000	\$5,154,000	\$521	\$83	4/5/24		4/5/24	
10327 Woodhaven Ridge Rd	6	8	12,958	1,524, 600	\$5,500,000	\$5,250,000	\$5,000,000	\$386	\$108	3/12/24	8/7/24	8/30/24	148
9719 Chatridge Ct	11	13	13,862	1,808,1 75	\$4,999,000	\$4,999,000	\$4,800,000	\$346		9/20/23	12/7/23	2/21/24	78
1440 Voorhees Ranch Way	7	8	7,584	1,531,1 34	\$4,950,000	\$4,950,000	\$4,200,000	\$554	\$167	9/19/24	10/10/24	11/15/24	21
AVERAGES			10,689	1,822,9 86	\$5,300,600	\$5,230,600	\$4,947,830	\$484	\$119				141



## Price & Days On Market



**1** 934 S Perry Park Rd  
Sedalia

**2** 7165 Lemon Gulch Way  
Castle Rock

**3** 750 S Perry Park Rd  
Sedalia

**4** 5165 Bears Den Trail  
Sedalia

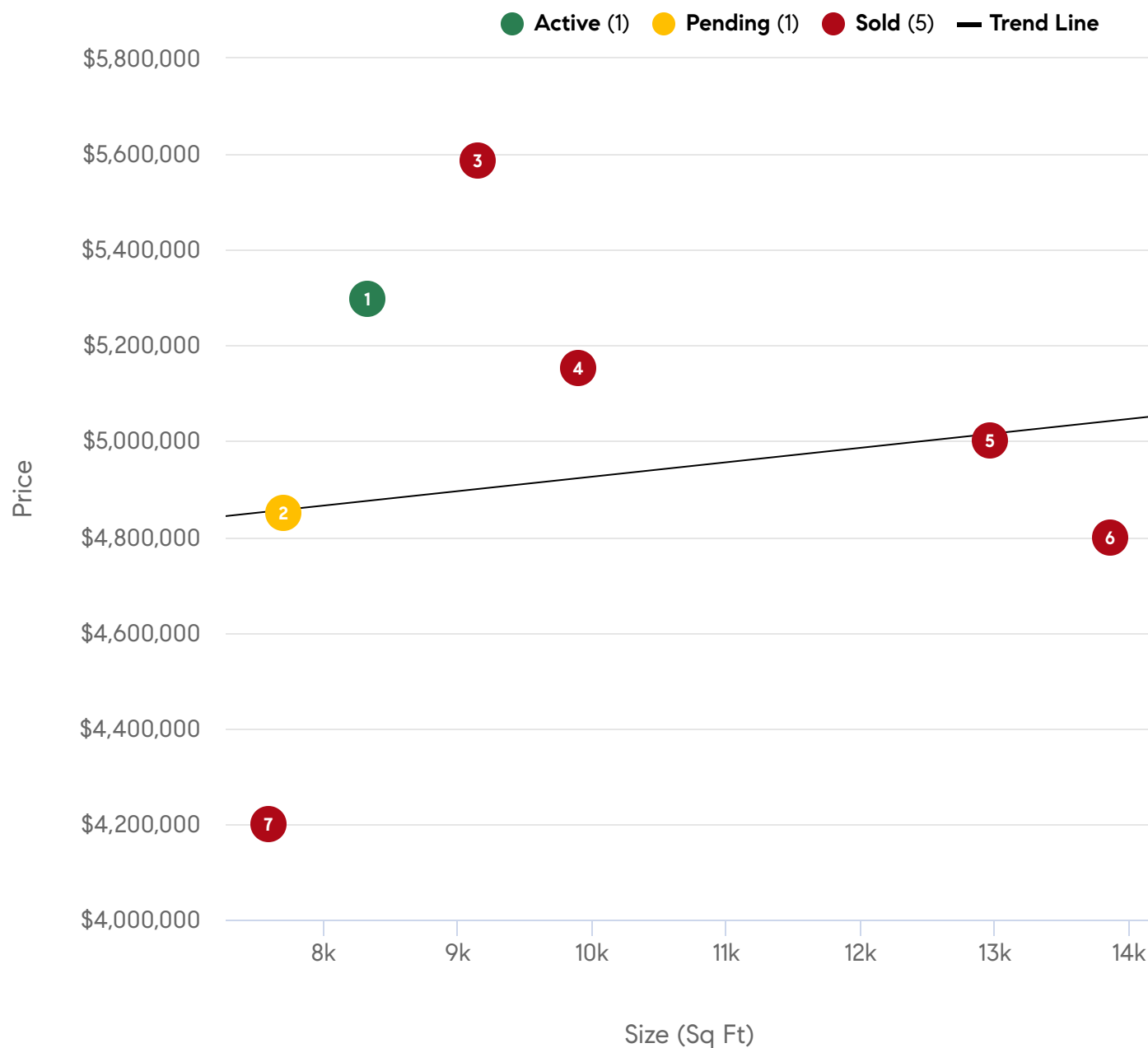
**5** 10327 Woodhaven Ridge Rd  
Parker

**6** 9719 Chatridge Ct  
Littleton

**7** 1440 Voorhees Ranch Way  
Castle Rock

† Trend Line Based On Sold And Pending Listings Only

## Price & Size



**1** 934 S Perry Park Rd  
Sedalia

**2** 7165 Lemon Gulch Way  
Castle Rock

**3** 750 S Perry Park Rd  
Sedalia

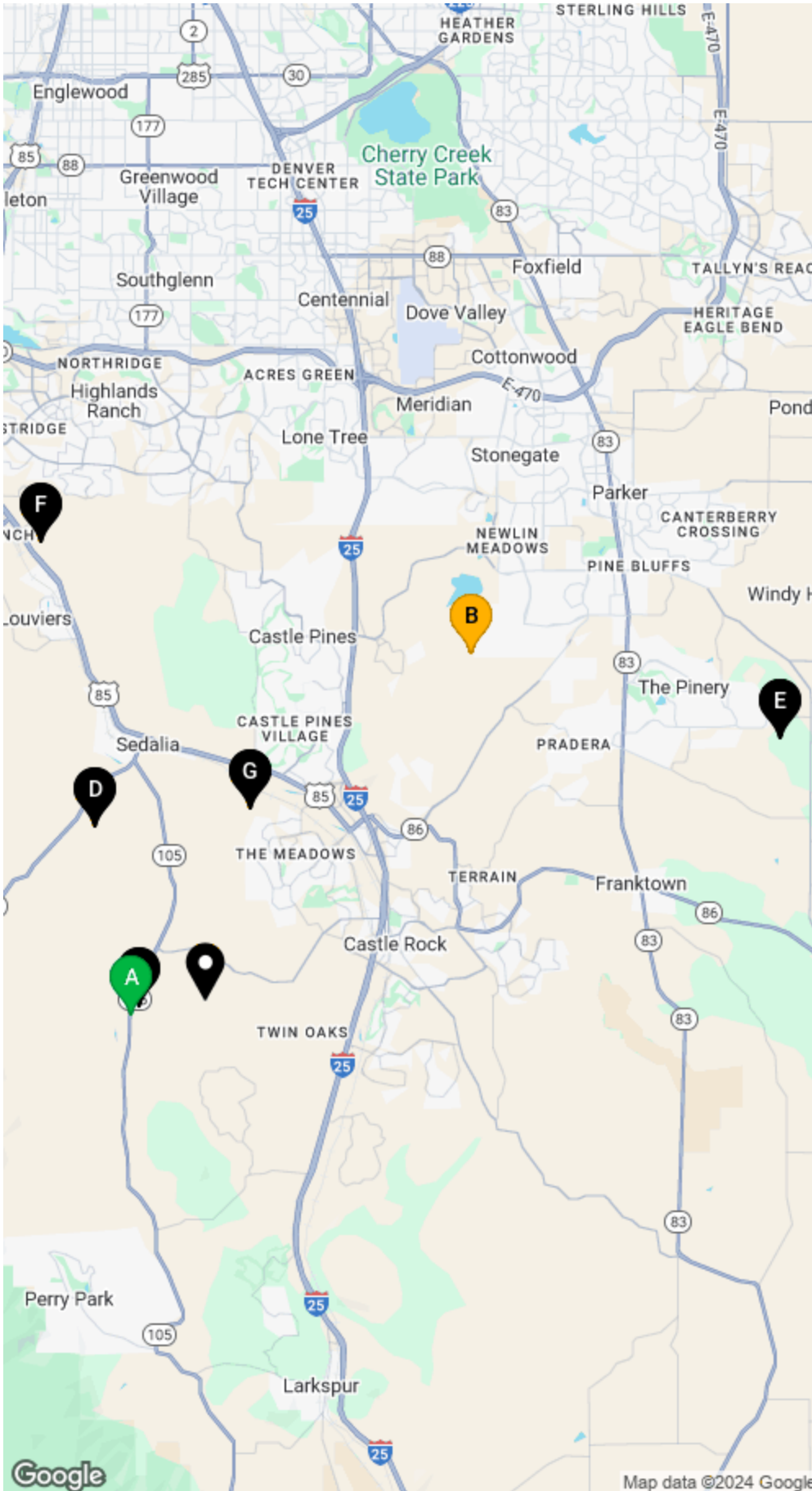
**4** 5165 Bears Den Trail  
Sedalia

**5** 10327 Woodhaven Ridge Rd  
Parker

**6** 9719 Chatridge Ct  
Littleton

**7** 1440 Voorhees Ranch Way  
Castle Rock

† Trend Line Based On Sold And Pending Listings Only



**2505 Big Bear Cir**



**Active**

A. 934 S Perry Park Rd



**In Contract**

B. 7165 Lemon Gulch Way



**Sold**




C. 750 S Perry Park Rd

D. 5165 Bears Den Trail




E. 10327 Woodhaven Ridge Rd

F. 9719 Chatridge Ct

G. 1440 Voorhees Ranch Way

<b>Subject Property</b> <b>2505 Big Bear Cir</b>							
		<b>Comparable Property A</b> 934 S Perry Park Rd  Sedalia, CO MLS: 9628251		<b>Comparable Property B</b> 7165 Lemon Gulch Way  Castle Rock, CO MLS: 6666833		<b>Comparable Property C</b> 750 S Perry Park Rd  Sedalia, CO MLS: 9574849	
Status	Withdrawn	Active	Adj	Pending	Adj	Closed	Adj
Bedrooms	5	6		5		5	
Baths	7	5		6		7	
Square Feet	12,009	8,325		7,697		9,143	
PPSF	-	\$637		\$630		\$611	
Original Listing Price	-	\$5,299,000		\$4,850,000		\$5,900,000	
Last Asking Price	\$1,900,000	\$5,299,000		\$4,850,000		\$5,800,000	
Closing Price	-	-		-		\$5,585,150	
HOA Fees	\$2,400 / Yr	-		\$3,700 / Yr		-	
Condo/Co-op Fees	-	-		-		-	
Taxes	-	\$12911 / Yr		\$15298 / Yr		\$11040 / Yr	
Listed Date	-	May 29, 2024		Oct 03, 2024		May 26, 2023	
Contract Date	Mar 13, 2015	-		Oct 21, 2024		Apr 08, 2024	
Sold Date	-	-		-		May 10, 2024	
DOM - Days on Market	-	197		18		318	
Lot Size	2,221,560 SF / 51 AC	1,746,756 SF / 40.1 AC		1,524,600 SF / 35 AC		1,807,740 SF / 41.5 AC	
Property Type	Single Family	Single Family, Other		Single Family, Other		Single Family, Other	
Year Built	2007	2003		2000		2009	
<b>Total Adj</b>		\$0		\$0		\$0	
<b>Total Adj Value</b>	\$1,900,000	\$5,299,000		\$4,850,000		\$5,585,150	

\* This represents an estimated sale price for this property. It is not the same as an opinion of value in appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal practice. The information contained herein is derived from the local MLS and does not purport to be complete nor, necessarily, accurate and should be independently verified; nor does it represent or constitute a legal analysis or financial advice. Changes in price, condition, sale, or withdrawal may be made without notice. All measurements and square footage are approximate. This is not intended to solicit property already listed. Compass is a licensed real estate broker. Equal Housing Opportunity. Compass and its agents disclaim any and all liability for representations and warranties, express or implied, contained in, or for omissions from, the information contained herein or any other written or oral communication transmitted or made available to the recipient.

<b>Subject Property</b> <b>2505 Big Bear Cir</b>							
		<b>Comparable Property D</b> 5165 Bears Den Trail  Sedalia, CO MLS: 3906404		<b>Comparable Property E</b> 10327 Woodhaven Ridge Rd  Parker, CO MLS: 1698304		<b>Comparable Property F</b> 9719 Chatridge Ct  Littleton, CO MLS: 5790186	
			<b>Adj</b>		<b>Adj</b>		<b>Adj</b>
Status	Withdrawn	Closed		Closed		Closed	
Bedrooms	5	2		6		11	
Baths	7	3		8		13	
Square Feet	12,009	9,897		12,958		13,862	
PPSF	-	\$521		\$386		\$346	
Original Listing Price	-	\$5,154,000		\$5,500,000		\$4,999,000	
Last Asking Price	\$1,900,000	\$5,154,000		\$5,250,000		\$4,999,000	
Closing Price	-	\$5,154,000		\$5,000,000		\$4,800,000	
HOA Fees	\$2,400 / Yr	\$1,000 / Yr		\$1,300 / Yr		-	
Condo/Co-op Fees	-	-		-		-	
Taxes	-	\$945 / Yr		\$24480 / Yr		\$25699 / Yr	
Listed Date	-	Apr 05, 2024		Mar 12, 2024		Sep 20, 2023	
Contract Date	Mar 13, 2015	-		Aug 07, 2024		Dec 07, 2023	
Sold Date	-	Apr 05, 2024		Aug 30, 2024		Feb 21, 2024	
DOM - Days on Market	-	0		148		78	
Lot Size	2,221,560 SF / 51 AC	2,443,280 SF / 56.09 AC		1,524,600 SF / 35 AC		1,808,175 SF / 41.51 AC	
Property Type	Single Family	Single Family, Other		Single Family, Other		Single Family, Other	
Year Built	2007	-		2001		2009	
<b>Total Adj</b>		\$0		\$0		\$0	
<b>Total Adj Value</b>		\$1,900,000		\$5,154,000		\$5,000,000	
						\$4,800,000	

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**Subject Property****2505 Big Bear Cir****Comparable Property G**

1440 Voorhees Ranch Way

Castle Rock, CO

MLS: 2866384

			Adj
Status	Withdrawn	Closed	
Bedrooms	5	7	
Baths	7	8	
Square Feet	12,009	7,584	
PPSF	-	\$554	
Original Listing Price	-	\$4,950,000	
Last Asking Price	\$1,900,000	\$4,950,000	
Closing Price	-	\$4,200,000	
HOA Fees	\$2,400 / Yr	\$2,000 / Yr	
Condo/Co-op Fees	-	-	
Taxes	-	\$9891 / Yr	
Listed Date	-	Sep 19, 2024	
Contract Date	Mar 13, 2015	Oct 10, 2024	
Sold Date	-	Nov 15, 2024	
DOM - Days on Market	-	21	
Lot Size	2,221,560 SF / 51 AC	1,531,134 SF / 35.15 AC	
Property Type	Single Family	Single Family, Other	
Year Built	2007	2002	
Total Adj		\$0	
Total Adj Value		\$4,200,000	

# 934 S Perry Park Rd

## Property Status

Active

## Transaction Information

Original Listing Price: \$5,299,000

Last Asking Price: \$5,299,000

PPSF: \$637

Listed Date: 05/29/2024

DOM: 197



Comparable Property Details  
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## Property Information

Property Type: Single

Family, Other

Beds: 6

Baths Full / Half: 5

Sq. Ft.: 8,325

Lot Size: 1,746,756 SF /  
40.1 AC

Year Built: 2003

Taxes: \$12911 / Yr

HOA Fees:

Magnificent and private 40 acre horse property with gorgeous rolling hills located in highly desirable Plum Creek Valley on Perry Park Rd (Hwy 105). Completely remodeled "Lodge" with an open expansive floor plan with exposed log beams and incredible views of the valley and foothills. The massive wrap around covered deck features an expanded new outdoor kitchen/dining on South side with grill, granite counters, fans, fire feature and wired for TV. Open and updated kitchen features new cabinetry, granite and butcher block counters, granite sink with hot water dispenser, Fisher & Paykel 6 burner cooktop with double oven, refrigerator drawers in island and custom dry bar with glass doors and wine fridge. Large main floor Primary bedroom has expansive sitting area, fireplace and private entrance to wrap around covered deck. Primary bathroom has been completely remodeled with heated floors, new cabinetry and tile. Spacious walk out level features a theater, 2nd full kitchen and can be used as in-law suite. Over \$1 million in remodeling/upgrading with new paint, carpeting and lighting throughout. New gated full asphalt drive from road to house connecting to barn and single detached garage. The large new 40 x 50 Post and Beam barn has concrete floors, loft, bathroom, electricity and water with full length lean-to on South side. There is a large garden area with



| 934 S Perry Park Rd



Comparable Property Details  
Prepared for Broughten's on 12/11/2024



# 7165 Lemon Gulch Way

## Property Status

Pending

## Transaction Information

Original Listing Price: \$4,850,000

Last Asking Price: \$4,850,000

PPSF: \$630

Listed Date: 10/03/2024

Contract Date: 10/21/2024

DOM: 18



Comparable Property Details  
Prepared for Broughten's on 12/11/2024

## Property Information

Property Type: Single

Family, Other

Beds: 5

Baths Full / Half: 6

Sq. Ft.: 7,697

Lot Size: 1,524,600 SF /  
35 AC

Year Built: 2000

Taxes: \$15298 / Yr

HOA Fees: \$3,700 / Yr

Surrounded by spectacular natural beauty and offering ultimate privacy, this expansive estate caters to the beauty of the outdoors year-round. The 180-degree views of the Rocky Mountains, including Pikes Peak, Mt. Evans, and Longs Peak, serve as a majestic backdrop, creating a sense of awe from every window. Enjoy endless recreational options, from a fish-stocked pond with a sandy beach and cabana-style dock, surrounded by walking trails, to a spacious barn and separate workshop perfect for hobbies or storage. A private, gated entry winds down a tree-lined paver drive, partially heated for snowmelt during winter. This exceptional property is offered with most furnishings and equipment included, making it a turnkey opportunity to enjoy its incredible lifestyle. Blending warmth and rustic luxury, expansive spaces are designed for both relaxation and entertaining. Quality construction and bespoke finishes are evident throughout. The great room features vaulted tongue-and-groove ceilings, a stunning stone fireplace with historic mantel, and floor-to-ceiling windows framing the incredible views. The gourmet kitchen showcases top-of-the-line appliances, a large center island, and custom Knotty Alder cabinetry. You'll never leave the cozy all-seasons room, which offers panoramic views of the property's surroundings. With a soaring 20-foot vaulted ceiling, floor-to-ceiling glass



| 7165 Lemon Gulch Way



Comparable Property Details  
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# 750 S Perry Park Rd

## Property Status

Closed

## Transaction Information

Original Listing Price: \$5,900,000

Last Asking Price: \$5,800,000

Closing Price: \$5,585,150

PPSF: \$611

Listed Date: 05/26/2023

Contract Date: 04/08/2024

Sold Date: 05/10/2024

DOM: 318



## Property Information

Property Type: Single

Family, Other

Beds: 5

Baths Full / Half: 7

Sq. Ft.: 9,143

Lot Size: 1,807,740 SF /  
41.5 AC

Year Built: 2009

Taxes: \$11040 / Yr

HOA Fees:

Experience the essence of Colorado living at this luxurious custom-built equestrian ranch nestled in the heart of 105 Valley. This stunning 41.5-acre property offers breathtaking views of the foothills, multiple horse corals, and rolling green pastures. The ranch-style home boasts every amenity needed to enjoy a high-end country living experience. As you drive through the private gate, you'll be captivated by the beauty and serenity that surround you. The 10-stall horse barn, is outfitted with a tack and feed room, 2 wash bays, a laundry room, a full bathroom with shower, kitchen, and private office, all which are equipped with every amenity you'll need to take care of your beloved horses. The attached storage area is for storing tractors and implements or can be used for RV parking and additional cars. A woodworker's dream shop is also attached to the barn. Situated on a hill is the ~ 9,000 SF custom-designed ranch home by Timberland Homes and built by Palace Homes is an entertainer's dream. The large windows offer stunning views, with Weiland glass patio pocket doors to bring the outside in, making the home an extension of the beautiful surrounding nature. The 3000 SF wrap-around upper deck with a built-in grill, stone pizza oven, and hot tub is perfect for hosting large gatherings or intimate dinners. The exquisite home features 5 bedrooms and 7 bathrooms, all

Comparable Property Details  
Prepared for Broughten's on 12/11/2024



| 750 S Perry Park Rd



**Comparable Property Details**  
Prepared for Broughten's on 12/11/2024

# 5165 Bears Den Trail

## Property Status

Closed

## Transaction Information

Original Listing Price: \$5,154,000

Last Asking Price: \$5,154,000

Closing Price: \$5,154,000

PPSF: \$521

Listed Date: 04/05/2024

Sold Date: 04/05/2024

DOM: 0



**Comparable Property Details**  
Prepared for Broughten's on 12/11/2024

## Property Information

Property Type: Single

Family, Other

Beds: 2

Baths Full / Half: 3

Sq. Ft.: 9,897

Lot Size: 2,443,280 SF /

56.09 AC

Year Built:

Taxes: \$945 / Yr

HOA Fees: \$1,000 / Yr

**Comparable Property Details**  
Prepared for Broughten's on 12/11/2024



# 10327 Woodhaven Ridge Rd

## Property Status

Closed

## Transaction Information

Original Listing Price: \$5,500,000

Last Asking Price: \$5,250,000

Closing Price: \$5,000,000

PPSF: \$386

Listed Date: 03/12/2024

Contract Date: 08/07/2024

Sold Date: 08/30/2024

DOM: 148



Comparable Property Details  
Prepared for Broughten's on 12/11/2024

## Property Information

Property Type: Single

Family, Other

Beds: 6

Baths Full / Half: 8

Sq. Ft.: 12,958

Lot Size: 1,524,600 SF /  
35 AC

Year Built: 2001

Taxes: \$24480 / Yr

HOA Fees: \$1,300 / Yr

A one-of-a-kind mountain estate in a private forest. 35 acres of peace where life thrives outdoors. Behind a private gate, rich with towering pine trees and winding trails, the residence emerges as a statement of rustic architectural grandeur and natural beauty. With the soul of a true Colorado lodge, its design weaves the powerful elegance of dramatic, arching wood beams, a grand double staircase, and expansive wood floors. Living here is about crafting a legacy, where the sights, smells and sounds of the sheer beauty imprint lasting memories. The outdoor spaces are the spirit of the estate. Sunsets paint the sky as you watch from the ultimate covered deck, showcasing a suspended antler chandelier. String lights twinkle across the large, saltwater pool and spa, complemented by a pool house equipped with an outdoor kitchen and bathroom. There are three water features, including cascades over large granite rock formations. An indoor tennis court and generous garage space, including a 4-car attached garage and additional 2,000 square feet, cater to a range of activities and storage needs. The great room impresses with a beamed ceiling, large windows, and an oversized, two-sided fireplace. The kitchen features high-end appliances, antique white cabinetry, and a large island. The living room and formal dining room, complete with a fireplace and



| 10327 Woodhaven Ridge Rd



Comparable Property Details  
Prepared for Broughten's on 12/11/2024



# 9719 Chatridge Ct

## Property Status

Closed

## Transaction Information

Original Listing Price: \$4,999,000

Last Asking Price: \$4,999,000

Closing Price: \$4,800,000

PPSF: \$346

Listed Date: 09/20/2023

Contract Date: 12/07/2023

Sold Date: 02/21/2024

DOM: 78



**Comparable Property Details**  
Prepared for Broughten's on 12/11/2024

## Property Information

Property Type: Single

Family, Other

Beds: 11

Baths Full / Half: 13

Sq. Ft.: 13,862

Lot Size: 1,808,175 SF /  
41.51 AC

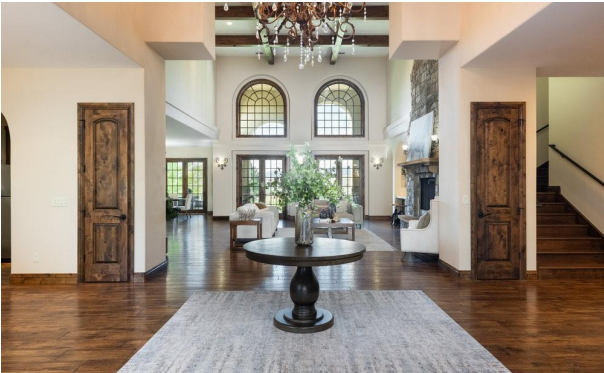
Year Built: 2009

Taxes: \$25699 / Yr

HOA Fees:

Welcome to 9719 Chatridge Court, an impeccably built estate situated on 41.5 acres w/ panoramic views. Walk thru the regal entry and feel the luxury of this estate from the moment you enter the front door. The main living area highlights the grand staircase and showcases light thru the oversized windows. Step into this true entertainer's kitchen w/ 6 burner gas range, 2 Sub-Zero refrigerators, 2 Asco dishwashers, and Butler's pantry that includes another refrigerator & dishwasher. The kitchen island flows to a large breakfast area, then on to a magnificent 2 story great room, highlighted by the expansive stone fireplace and wet bar. This space is perfect for entertaining guests and cozying up during the holidays. The primary bedroom suite, private to the west wing, includes a fireplace, balcony, newly remodeled 5-piece bath, heated floors, large walk-in closets and is accessed by stairs or elevator through the master suite sitting room w/ its own wet bar and dishwasher. Features include 2 elevators, 2 story formal office, 5 fireplaces, and even a conveyor belt to transport groceries from the garage to kitchen! The home has a 2 bed/2 bath mother-in-law suite w/ full kitchen, fireplace, balcony, laundry room, all accessed by its own private entry and elevator. The walkout basement with a wet bar, Bonus room, gaming area, 2 ensuite bedrooms. The estate features an





Comparable Property Details  
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# 1440 Voorhees Ranch Way

## Property Status

Closed

## Transaction Information

Original Listing Price: \$4,950,000

Last Asking Price: \$4,950,000

Closing Price: \$4,200,000

PPSF: \$554

Listed Date: 09/19/2024

Contract Date: 10/10/2024

Sold Date: 11/15/2024

DOM: 21



Comparable Property Details  
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## Property Information

Property Type: Single

Family, Other

Beds: 7

Baths Full / Half: 8

Sq. Ft.: 7,584

Lot Size: 1,531,134 SF /  
35.15 AC

Year Built: 2002

Taxes: \$9891 / Yr

HOA Fees: \$2,000 / Yr

Heavenly Privacy Gorgeous Executive Home on 35 Acres Horse Property Treed Main Gate and Private Gate at Ranch Entrance Take the Winding Road To the Main House Glass Double Doors to Grand Entry Great Room with Amazing Full Range Mountain and Valley Views City Views Front of Home Warm Custom Woodwork Floor to Ceiling Stone Fireplace Formal Dining Room with Cherry Cabinetry New Electric Window Coverings in Living Room and Kitchen Spacious Kitchen also with Cherry Cabinets and Granite Counters Thermador Double Ovens GE Monogram Refrigerator Travertine Floor Kitchen Nook with Awesome Views and Fireplace Covered Spacious Back Deck off of Great Room Primary Bedroom with Fireplace and Door to Deck Breakfast Bar in Primary with Microwave Wine Cooler Secondary Main Floor Bedrooms En-Suite Bonus Room/Den/Office Take the Open Staircase to the Exquisite Finished Walk Out Basement with More Secondary Bedrooms En-Suite Rooms Fireplace Two Large Offices that could be Primary Bedrooms with Fireplaces Bar Area with Wine Cooler Microwave Professional Ice Maker Dishwasher Sauna Hot Tub Events/Shop Building is 40X80 Non-Conforming Bedroom Mother In Law Large Bathroom Bar/Kitchen Washer/Dryer Backside of Shop is the Crow's Nest for taking in the Views and Entertaining Radiant Heating House/Garage/Shop Fire



| 1440 Voorhees Ranch Way



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