

# PROPERTY FEATURES: 2164 AVENIDA DEL SOL CASTLE ROCK, COLORADO

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## PROPERTY OVERVIEW

- Newer construction luxury ranch offering main-level living with soaring ceilings, designer finishes, and architectural beauty throughout.
- Spectacular setting on over an acre with towering pines and breathtaking backyard with over \$100,000 in curated landscaping, patios, and a high-quality turf lawn.
- State-of-the-art Uneekor® golf simulator included with the home.
- Quiet neighborhood minutes from Castle Rock dining, shopping, and easy I-25 access to Denver and Colorado Springs.
- Exceptionally low taxes and HOA dues.
- HOA dues: \$325 paid quarterly.

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**To view the video, property website,  
and more photos, visit:**

**[www.2164AvenidaDelSol.com](http://www.2164AvenidaDelSol.com)**

## RESIDENCE

- Ranch-style home with walk-out basement.
- Square footage:
  - Above grade: 2,514 sq. ft.
  - Finished: 4,105 sq. ft.
  - Lower level finished: 1,591 sq. ft.
  - Lower level total: 1,891 sq. ft.
  - Total: 4,405 sq. ft.
- Four bedrooms: main-level primary suite and guest room, two bedrooms on lower level.
- Five bathrooms: main-level primary, guest ensuite, and powder room, plus two on the lower level.
- Thoughtfully updated for warmth and comfort with stylish light fixtures, soft paint, stylish wallpaper, crown molding, and window shades.
- Soaring ceilings throughout, ranging from nine to thirteen feet.
- Oversized four-car garage with epoxy flooring, abundant storage, and work bench.
- Built by Renaissance Homes in 2020.

## MAIN LEVEL

### Entry

- Striking stacked stone arched entryway with covered front porch and adjacent covered patio, creating a dramatic and welcoming arrival.
- Contemporary front door with frosted glass panel and sidelights, crowned by an arched transom window.
- Barrel-vaulted, eleven-foot entry ceiling showcases a cascading petal-glass globe chandelier with brass accents, creating a stunning focal point.
- Newly refinished, white oak flooring across the main level.

### Great Room

- Grand tiered chandelier with faceted gold and glass panels, highlighted by soaring thirteen-foot tray ceiling with crown molding and recessed lighting.
- Arched tile accent wall with gas fireplace and floating hearth bench with under-lighting, and frame TV included.
- Center-meet sliding glass doors open to the patio for seamless indoor-outdoor living, crowned by an arched clerestory window that floods the space with natural light.
- Electric shades above sliding glass doors.
- White oak staircase to lower level, enclosed by a modern horizontal iron banister with gate.
- Open-concept flow to the kitchen and eat-in area.

### Kitchen

- Expansive open-concept kitchen flowing seamlessly into the great room and eat-in area.
- Two-tone cabinetry featuring a light gray island and white perimeter cabinetry, with soft-close doors and glass-front upper display cabinets.
- Striking quartzite countertops complemented by an arabesque-patterned glass tile backsplash, adding texture and elegance.
- Oversized island with breakfast bar seating for four, finished with a sleek metal footrest rail.
- Sub-Zero® refrigerator with ice maker and drawer freezer.
- Stainless steel Dacor® gas cooktop with Zephyr® range hood.
- Wolf® double oven with convection cooking.
- Dacor® drawer microwave.
- Bosch® dishwasher.
- Stainless steel undermount sink with instant hot water and garbage disposal.
- Abundant storage including a pantry with pull-out inserts adjacent to the refrigerator, plus a walk-in pantry.
- Eat-in area with walkout access to the patio.

### Dining Room

- Elegantly appointed, with versatility to serve as a private home office.
- Enclosed on two sides by dual frosted glass sliding barn doors, offering privacy while maintaining a bright, open feel.
- Crystal chandelier serves as a centerpiece.
- Nine-foot tray ceiling with crown molding and recessed lighting.
- Spacious enough to accommodate a buffet and seating for six to eight.



## Primary Suite

- Arching double-door entry opens to a barrel ceiling framed by art wall sconces with adjacent built-in shelves.
- Delicate blue botanical wallpaper accent wall creates an elegant backdrop.
- Generous space for a king bed and dedicated seating area.
- Twelve-foot tray ceiling with crown molding and a sleek modern ceiling fan.
- Glass door walkout to the patio.
- Large windows on two walls offer secluded views of the property and treetops, with electric blinds.
- Sliding barn door entry to the ensuite.

## Primary Bathroom

- Floating dual-sink vanity with quartz countertops, under-cabinet lighting, hammered stainless steel undermount sinks, and distinctive iridescent shell-inlay cabinet pulls.
- Beveled frameless mirrors with sleek linear vanity lighting above each sink.
- Expansive doorless walk-in shower featuring rain, standard, and detachable handheld showerheads, with textured white wave tile surround, built-in bench, recessed niche, and windows for natural light.

- Two walk-in closets with full built-in organization systems including shelving, drawers, and double hanging rods.
- Private water closet.
- Barrel ceiling throughout.
- Tile flooring.

## Bedroom Two

- Blue botanical wallpaper accent wall adds personality and elegance.
- Large windows with treetop views and abundant natural light.
- Sculptural globe chandelier with brass accents and glass detail.
- Closet with built-in organization system.
- Private bathroom with quartz countertops, walk-in shower with glass enclosure, bottle shelf and bench, and Toto® toilet.

## Powder Bathroom

- Floating wood vanity with quartz countertops and hammered copper undermount sink.
- Striking round gold-framed mirror with raw crystal geode-encrusted edge - a true artisan statement piece.
- Bold blue wallpaper accent wall.
- Conveniently located off the entry.

## Laundry / Mudroom

- Decorative, floor-to-ceiling tile adding a playful design statement.
- Bench with quartz surface, coat hooks, and storage for shoes, keys, and pet bowls.
- LG® front-loading washer and dryer.
- Utility sink and cabinet storage.
- Window for natural light.
- Located off the garage with easy access to the kitchen for unloading.
- Tile flooring.

## Garage

- Four-car garage with finished interior and epoxy flooring.
- Twelve-foot ceilings with recessed lighting throughout and motion sensor lighting.
- Generous storage cabinets, workbench, and wall-mounted bike storage.
- Exterior access door leading to the backyard and secondary patio.
- Full-size Frigidaire® stainless steel refrigerator.
- Two 220V outlets.
- Water spigot.

## LOWER-LEVEL

### Recreation Room

- Expansive space comfortably accommodates a sitting area, fitness area, or game tables.
- Arched tile accent wall with lighted glass shelving framing a media niche, mirroring the design of the great room.
- Sliding glass door walkout to the lower covered patio with abundant natural light.
- TV and surround sound system with ceiling-mounted speakers.

- Luxury plush carpet throughout.
- Nine-foot ceilings with crown molding throughout.
- Large unfinished storage and mechanical room.

### Golf Simulator

- State-of-the-art Uneekor® golf simulator by Sim Cages, complete with overhead cameras, sensors, projector, and full-wall impact screen, included with the home.
- Vertical wood slat accent wall with warm ambient backlighting creates a sleek, modern backdrop.
- Sound-dampening surround panels frame the screen for an immersive experience.
- Floating drink ledge with undermount lighting and stone detail.
- Turf flooring throughout.
- Direct access to a bathroom.

### Bathroom Three

- Wallpaper accent wall in warm neutral tones.
- Modern ceiling fan with light.
- Closet with built-in organization system.
- Private ensuite with pocket door entry, walk-in shower with glass enclosure and quartz bench, quartz vanity with storage, and wallpaper accent wall.
- Direct access to the golf simulator.

### Bedroom Four

- Wallpaper accent wall in warm neutral tones.
- Abundant windows flooding the space with natural light and treetop views.
- Bronze drum chandelier with crystal detail.
- Closet with built-in organization system.



## Bathroom

- Deep soaking tub and shower combo with glass enclosure and hinged door.
- Quartz vanity with storage.
- Blue wallpaper accent wall.

## MISCELLANEOUS

- Whole-house humidifier.
- Nest thermostat.
- Fire suppression system.
- Water heater with expansion tank.
- ONE® whole-house water filtration system.
- Toto® toilets throughout.
- Eight-foot doors throughout.

## OUTDOOR LIVING

### Patio

- Dramatic stacked stone archway and columns with warm wood beam accents frame the outdoor living space.
- Soaring thirteen-foot tongue-and-groove wood ceiling with recessed lighting and bistro string lights creates a warm and inviting ambiance.
- Gas valve for grill.
- Concrete flooring.
- Adjacent patio located off the garage, ideal for a potential outdoor kitchen or living space.

### Lower Patio

- Stacked stone columns and wood beam accents mirror the upper patio.
- Tongue-and-groove wood ceiling with recessed lighting.
- Ample space for outdoor seating with concrete flooring.
- Fully enclosed with horizontal iron fencing and gate, offering a secure space that doubles as a dog run with turf yard.

### Backyard

- Surrounded by mature pine trees and natural landscaping for privacy and tranquility.
- Fully fenced with horizontal iron fencing and natural boulder retaining wall.
- Low-maintenance artificial turf yard.
- Flagstone pathways and staircases wind throughout the property, connecting multiple outdoor living areas.
- Two upper terraced flagstone patios, one with a gas valve ready for a fire pit, both with breathtaking city and mountain views stretching across the horizon.
- Exterior landscape lighting illuminates the property beautifully at dusk.

# BOUNDARY OUTLINE MAP

2164 AVENIDA DEL SOL, CASTLE ROCK, COLORADO | 1.1 ACRES



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