

# PROPERTY FEATURES: 10559 DEMOCRAT ROAD PARKER, COLORADO

---



## PROPERTY OVERVIEW

- Forty acres of serene equestrian paradise with lush pastures, immaculate white fencing, and over 300 towering Ponderosa pines create a setting of natural beauty and complete privacy.
  - The property includes a beautifully appointed residence, an independent casita, a recreation Game Barn, world-class equestrian facility, chicken coop, enclosed vegetable garden, two equipment barns, and other outbuildings.
  - A long, winding driveway leads to an electric gated entry, opening to a circular motor court anchored by the residence at center, the casita to the east, and the garages to the west.
  - A desert contemporary home enriched by authentic Southwestern details, thoughtfully remodeled and delivering a finish that feels thoroughly polished and refined.
  - Magnificent outdoor living with expansive wraparound patio with pergolas and a stunning front courtyard with fire pit, and sweeping views of surrounding pastures and pine forest.
  - A self-contained Casita offers one bedroom, one bathroom, kitchen and living area, plus laundry.
  - The Game Barn offers nearly 1,800 square feet of heated recreation and flex space.
  - The equestrian facility features a 20-stall barn with heated stalls, three tack rooms, an expansive indoor arena, a spacious outdoor arena, and 11 paddocks.
  - A gravel driveway wraps the property, connecting the residence, stables, and arenas in one continuous, well-designed loop.
  - RV hookup with electrical and water.
  - Located 25 minutes from DTC, 10 minutes from Colorado Horse Park and daily amenities, all via paved roads.
  - Extensive security system with multiple outdoor and indoor cameras.
  - No HOA or covenants.
- 

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

**[www.10559Democrat.com](http://www.10559Democrat.com)**

## RESIDENCE

- Two-story home with walk-out basement.
- Square footage:
  - Above grade: 4,739 sq. ft.
  - Finished: 5,950 sq. ft.
  - Lower level finished: 1,211 sq. ft.
  - Lower level total: 1,280 sq. ft.
  - Total: 6,019 sq. ft.
- Five bedrooms: main-level primary suite, three upstairs, and one on lower level.
- Six bathrooms: powder and two primary baths on main level, private ensuite and Jack-and-Jill on upper level, and one on the lower level.
- Two fireplaces: great room and den.
- The home's striking exterior pairs clean white stucco with warm stacked stone accents and multiple wood pergolas.
- A flat, stepped roofline creates a bold, sculptural silhouette.
- Five parking spaces with two detached garages and three carport spaces.

## MAIN LEVEL

### Entry

- The driveway passes through a dramatic gated entry with stacked stone pillars and a timber beam overhead, opening into a circular motor court centered by a landscaped island.
- Expansive patio stretches across the front of the home, framed by stacked stone walls and anchored by a modern linear fire pit.
- Covered entry walkway with bold dark wood pergola columns drawing the eye directly to the striking turquoise double doors.

- Custom double-arch solid wood entry doors commissioned from VML Custom Woodworks out of Corrales, NM, painted in signature Southwestern turquoise with hand-chiseled details, forged iron hardware, clavos nail head accents, and an interior peep window.
- Double glass interior doors open to the foyer.

### Foyer

- 21-foot two-story ceiling with a skylight, accented by authentic vigas and latillas detailing, a hallmark of traditional Southwestern architecture.
- Striking octagon-shaped room with elevated lighted art nooks protruding from the walls, adding architectural depth and gallery-worthy display space.
- Second-story balcony overlook with hand-carved wood banister, visible from the foyer.
- Hardwood floors throughout.

### Dining Room

- Stunning hand-carved wood columns and a sweeping archway create a dramatic transition from the foyer into the dining room.
- Vigas and latillas ceiling radiates outward from a central ridge beam, anchored by a statement crystal chandelier.
- Angled corner windows frame peek-a-boo mountain views and the surrounding ponderosa pine forest.
- Opens seamlessly to the den and kitchen via a swinging door, creating a natural and easy flow through the main living areas.



## Kitchen

- Extra-large center island with seating for five, serving as the true heart of the kitchen.
- White cabinetry with 42-inch uppers, under-cabinet lighting, soft-close drawers, and charming individual pulls, each one a unique cast bronze wildlife figure.
- Quartz countertops and full quartz backsplash throughout.
- Wolf® 5-burner gas cooktop, double oven with convection cooking, and drawer microwave.
- Sub-Zero® 48-inch, refrigerator/freezer.
- Two Cove® dishwashers.
- Wrap-around windows overlooking the pergola, patio, pastures, and forest beyond, with electric, remote-controlled shades for effortless control.
- Hammered copper undermount farmhouse sink with filtered water at tap.
- Crystal chandelier light fixture.
- Walk-in pantry and extensive storage throughout.
- Planning desk with quartz counter and dedicated storage.

## Great Room

- Double doors open from the foyer into an expansive open great room flowing seamlessly to the kitchen, dining area, staircase, and main hallway beyond.
- 14-foot ceiling with natural hand-hewn log beams spanning the width of the room, dramatic natural column supports.
- Kiva-style wood burning fireplace framed by a traditional banco, a built-in curved adobe bench, with dedicated wood storage area.
- Visual Comfort® Maverick ceiling fan in dark walnut, with remote control.
- Remote-controlled, electric shades.
- Walk-out to covered patio.
- Mini-split AC.

## Powder Room

- Conveniently located near the mudroom and great room.
- Striking Kohler® artist-edition hand-painted bowl sink with matching faucet and decorative hardware, set into a rich wood vanity.
- Arched window overlooking the courtyard, framing the pergola.

## Laundry Room

- Conveniently positioned adjacent to the mudroom, keeping messes out of the main living areas.
- LG® front-loading washer and dryer.
- Extensive white, floor-to-ceiling cabinetry for off-season storage and organization.
- Utility sink with granite countertop and workstation, and pull-down ironing board.
- Tile floor with drain.

## Mud Room

- Spacious two-part room, thoughtfully outfitted as a true equestrian mudroom with wall racks for tall boots and shoes, hat and coat hooks, and extensive built-in shelving on both sides.
- Two exterior doors, one accessing the carport, one accessing the front courtyard, with a built-in pet door
- Bench seating with upholstered cushion.
- Charming knotty wood Dutch door opens to the main hallways and living areas.
- Tile floors.

## Den/Library

- Dual entry from the dining room and hallway via French doors with transom window above.
- Dramatic floor-to-ceiling stacked river stone wood-burning fireplace with artisan hand-carved wood mantle featuring intricate pine cone and scroll detailing, an undeniable focal point of the room.
- Built-in bar with wine storage lattice, glass-front display cabinets with backlighting, and open shelving, beautifully crafted in knotty wood.

- Additional built-in cabinetry and shelving.
- Knotty pine tongue and groove ceiling with crystal chandelier.
- Large windows with remote-controlled, electric shades bring in abundant natural light and views of the patio, pastures, and forest beyond.

## Office

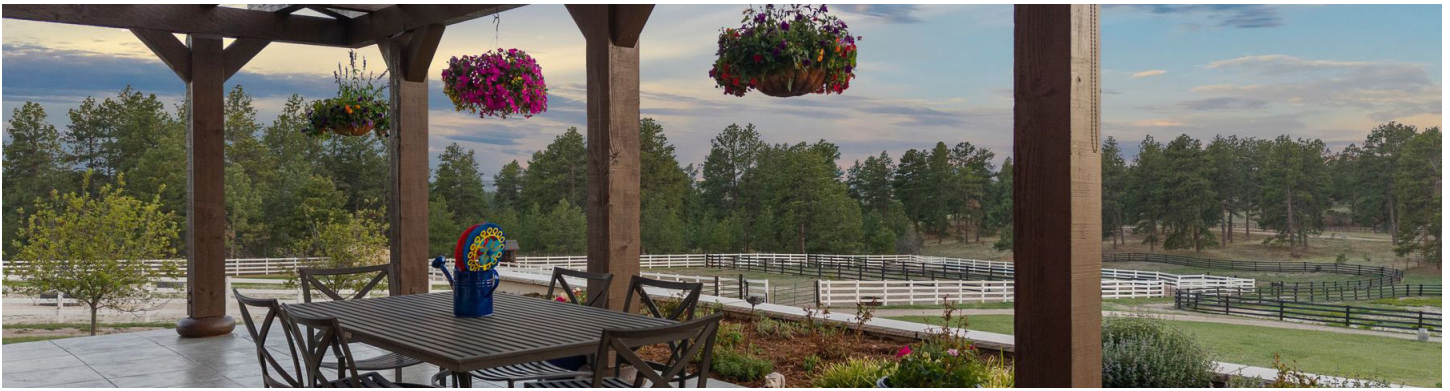
- Quietly tucked off the foyer, private yet connected to the main living areas.
- Large corner windows overlooking the entire front courtyard, stone retaining wall, and fire pit.
- Diagonal walls create a unique, angular architectural detail that sets this room apart.

## Primary Suite

- Wood double-door entry with artisan door knocker detail in oil-rubbed bronze finish.
- 10-foot ceiling with natural hand-hewn beams and Haiku ceiling fan, with remote control.
- Glass door walk out to a private covered patio with views of the pastures and forest.
- Two separate bathrooms, a luxurious detail.
- Mini-split AC.

## Primary Bathroom One

- Claw-foot soaking tub with ornate silver feet, nestled by two large corner picture windows framing views of the Aspen trees and pastures.
- White vanity with sitting area, ample drawer storage, granite countertop, and custom antler mirror with vanity lighting.
- Large walk-in closet with custom shelving.



## Primary Bathroom Two

- Generous walk-in shower with glass enclosure and bench seating.
- Warm wood vanity with marble countertop, undermount hammered copper bowl sink, oil-rubbed bronze faucet, and wood-framed mirror with vanity lighting above.
- Linen closet with custom flush-panel wood doors featuring sleek vertical cut-out.
- Walk-in closet with custom organization system.

## UPPER LEVEL

### Landing

- Split-level landing with sitting area and balcony overlooking foyer.

### Bedroom One

- Privately situated on the lower landing, a quiet separation from the other upstairs bedrooms, ideal for guests.
- Closet with custom flush-panel wood doors featuring vertical cut-out pulls.
- Private 3/4 en-suite with glass-enclosed walk-in shower with tile surround, vanity with wood-framed mirror, and built-in cabinetry for additional storage.

### Bedroom Two

- Large picture window framing sweeping views of mountains, trees, and open pastures.
- Window bench with storage and bookshelves.

### Jack-and-Jill Bathroom

- Shared between bedrooms two and three.
- Dual vanities, each with a tile countertop, white cabinetry with ample storage, medicine cabinet mirror, and sconce lighting, offering privacy and convenience for shared use.
- Private water closet with walk-in shower.
- Walk-in closet for bedroom two.

### Bedroom Three

- Window bench with storage, overlooking views of mountains and paddocks.
- Walk-in closet.

## LOWER LEVEL

- Exceptional in-law suite or separate living potential, featuring its own exterior entrance plus a lockable interior door connecting to the main living level.
- Open living area with kitchenette featuring an electric range with convection cooking, refrigerator, granite countertops, ample workspace, and seating for four.

## LOWER LEVEL (cont.)

- Spacious bedroom with double door entry and a bathroom with stall shower and granite vanity.
- Walkout to a partially covered patio with tongue and groove ceiling, and a curving concrete staircase leading up to the main patio.
- Access to large unfinished storage and mechanical area.

## SYSTEMS & MECHANICAL

- Heat: newer propane boiler with indirect water heater serving radiant heat throughout.
- Cooling: mini-split AC units, located in the great room and primary suite, plus a whole house fan.
- New Weather Shield® wood-clad aluminum windows and doors.
- New, fully adhered EPDM (Ethylene Propylene Diene Monomer) roof.
- Backup generator ready with exterior power inlet installed.
- Internet provider: Starlink® with extenders covering the house and barn.

## OUTDOOR LIVING

### Patio

- Expansive patio wraps the full perimeter of the home, seamlessly connecting indoor and outdoor living with multiple entertaining areas.
- Partially covered and two striking pergolas with richly stained wood columns and beams.
- Power ready for hot tub.
- Stamped concrete patio surface.
- Three outdoor pull-down shades for sun control.
- Visual Comfort exterior lighting throughout, including entrance lights, exterior sconces, and floodlights.

## Front Courtyard

- Stunning courtyard patio with a sleek linear Corten steel gas fire pit framed by a stacked stone privacy wall.
- Two-tiered stone fountain nestled in a flagstone medallion with a curved stacked stone planter bed and wood trellis backdrop.
- Aspen trees, adding seasonal color.
- Water spigot.

## Garden

- Fully enclosed garden area with a dark steel frame, wire mesh surround, and a gated entry, designed to keep wildlife out.
- Five raised garden beds with drip irrigation.

## CARPORT

- Two generously sized covered parking bays featuring tongue and groove ceiling, stamped concrete flooring, and wood beam columns.
- Thoughtfully positioned to connect the house, patio, front courtyard, and detached garages.
- Additional covered parking bay on the far side of the garage, ideal for equipment or utility vehicle.
- Two EV chargers, one located in the carport and one in the garage.

## DETACHED GARAGE

- Two separate bays, each 12' x 25' with 9-foot ceilings.
- Wood paneled garage doors with two electric openers.
- Exterior access doors on each bay plus an interior door separating the two.
- Additional refrigerator and freezer, included.



## CASITA

- Separate, freestanding casita located off the front courtyard, offering total privacy and independence from the main residence.
- One bedroom, one bathroom, approximately 1,100 square feet.
- Covered patio entry with sitting area.
- Spacious kitchen with electric range, dishwasher, microwave, and refrigerator, with ample counter space, warm wood cabinetry, tile backsplash, and an eat-in dining area.
- Comfortable living room with a plaster kiva-style wood burning fireplace.
- Spacious bedroom with two closets and additional upper storage, ceiling fan, mini-split AC, and glass door walkout to a private patio.
- Large bathroom with warm wood vanity, generous counter space, and glass-enclosed walk-in shower.
- Laundry room with Samsung® stacked washer and dryer and dedicated workstation.

## GAME BARN/RECREATION BUILDING

- Originally the stallion barn, now operates as an expansive recreation room with plenty of space for a large media area, game tables, and a gym.

- Matching mirrored entries on the north and south sides of the building, each featuring double glass doors, the original sliding barn doors, and covered pergola patios.
- 10-foot ceiling with Beetle Kill pine tongue and groove paneling and seven skylights.
- Rustic wood-paneled wainscoting throughout.
- Heated for comfortable use in all seasons.
- Large storage/gear closet.
- Private office with its own dedicated entrance.
- Approximately 1,788 square feet.

## STABLE

- 30,870 total square feet encompassing the stable and indoor arena combined.
- 20 total stalls with rubber matting: 12 heated stalls on the east wing, 8 non-heated stalls on the west wing, and 6 runs on the south side of barn.
- Three tack rooms:
  - Main tack room featuring a bathroom with laundry, a wet bar with sink and refrigerator, wood-paneled walls, and slate tile floors.
  - Office/second tack room with wood-paneled walls and slate tile floors.
  - Polo/third tack room.

## **STABLE (cont.)**

- Two wash stalls and three grooming stalls.
- Dedicated grain/feed room.
- Tool room and two additional storage rooms.
- Overhead door to fully close off and isolate the heated east wing.
- Concrete aisle with 12-foot ceilings.
- Classic barn detailing with metal roof with four cupolas and three weathervanes.
- Three water spigots, two inside and one on the exterior west side.

## **INDOOR ARENA**

- An exceptional 200-foot by 70-foot fully enclosed arena.
- Horse-show quality, all-organic footing, made of a blend of playground bounce material mixed with sand and dirt that does not kick up dust - widely regarded as the best indoor footing available for working horses.
- Wood-paneled kickboard surround with dedicated viewing area.
- Generously sized and configured for multiple disciplines, offering year-round training.
- Accommodates a full-size dressage arena or a complete show jumping course, with ample room for reining and western performance, polo stick-and-ball, and daily conditioning.
- A soaring exposed wood truss ceiling crowns the arena, where 16 natural skylights, overhead industrial lighting, and warm string lights provide abundant light.
- Water spigot located inside the arena.

## **ARCHERY RANGE**

- 25y, 50y, 80y, and up to 120y distances.

## **OUTDOOR EQUESTRIAN INFRASTRUCTURE**

- Outdoor arena measuring 210 ft x 120 ft.
- 11 separate paddocks, 8 with loafing sheds.
- Trail riding path with conditioning track loop through the Ponderosa forest.
- Mini outdoor cross-country course on the west side of the property.

## **CHICKEN COOP**

- Enclosed chicken coop (6'x8') with a wire mesh run (15'x35').
- Capacity approximately 12 chickens, with 8 nesting spots.
- Electricity, heated, and water spigot.

## **BEEHIVE**

- Three hives, located behind equipment / hay storage building.

## **EQUIPMENT STORAGE**

- Two equipment/hay storage buildings with durable metal structure and roofing, strategically positioned across the property.
- Building one: 1,188 square feet with an 12-foot ceiling and enclosed shed.
- Building two (adjacent to the stable): 1,680 square feet with two bays with 15 and 18-foot ceilings; can accommodate 1,500+ bales and farm equipment.
- Small storage shed, located at the front of the property.
- Two fuel tanks, 300-gallon diesel and 200-gallon gasoline.

# BOUNDARY OUTLINE MAP

10559 DEMOCRAT ROAD, PARKER, COLORADO | 40 ACRES



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