

# PROPERTY FEATURES:

1724 ARROWPOINT COURT  
FRANKTOWN, COLORADO



## PROPERTY OVERVIEW

- Peaceful setting surrounded by walking trails, sitting on two acres at the end of a cul-de-sac.
- Multiple outdoor living spaces, including a large back deck and covered front porch.
- Thoughtfully crafted new build by Gladstone Custom Homes
- HOA dues: \$195 per month - includes trash, recycling and road maintenance.
- 2024 Taxes: \$10,403.

## RESIDENCE

- Two-story home with a finished basement.
- Square footage:
  - Above grade: 3,154 sq. ft.
  - Finished: 5,226 sq. ft.
  - Lower level total: 3,154 sq. ft.
  - Total: 6,308 sq. ft.
- Five bedrooms: three on main-floor including primary suite, two in basement.
- Seven bathrooms: includes a primary, four ensuites, main level and basement powder baths.

- Two fireplaces: gas fireplace in great room and electric fireplace in basement.
- Lower-level features a workout room, a recreation space including wet bar and walk-out to deck with pergola.
- Main level office space.
- Cambridge 7.5" White Oak Hardwood Floor. Chesterton color throughout.

## MAIN LEVEL

### Great Room

- Heat-n-Glo 48" Gas Fireplace with Chopped Texas Lueders stone surround and built-ins.
- Ten-foot ceilings with hardwood beams.
- Open floorplan flows into kitchen and eat-in.
- Sliding glass door walk-out to covered deck.

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

**[www.1724Arrowpoint.com](http://www.1724Arrowpoint.com)**

## Kitchen

- Taj Mahal Leathered Quartzite countertops.
- Huge kitchen island with storage.
- 48" Sub Zero Refrigerator.
- 48" Wolf Dual Fuel Range with Zephyr Range Hood Insert.
- Two Asko Dishwashers and Jenn Air microwave.
- Signature Hardware Beasley Pre Rinse Pull Down faucet and granite composite sinks.
- Knotty Alder cabinets.
- Back kitchen and pantry with built-in shelves.
- Dining area with walk-out to deck and large windows with mountain views.

## Primary Bedroom

- Private walk-out to back deck.
- Spacious with large window overlooking walking trails behind property.
- Walk-in closet with storage systems, massive island featuring built-ins and Pure White Natural Stone countertops.

## Primary Bathroom

- Bianco Rhino Marble countertops.
- Beautiful five piece bath with floor to ceiling tile.
- Zero threshold walk-in shower with dual static shower heads and ledge with handheld shower.

## Two Bedrooms

- Both with ensuite baths; one full bath and one three-quarter bath.
- Large windows and closets with built-in shelving.

## Mud Room

- Montage Marble countertops.
- Tile flooring.
- Built-in storage system.

## Garage

- Oversized four-car garage.
- Ten-foot ceilings.
- Room for a full-sized truck.
- Ankmar Steel Insulated doors.
- Exterior access door to driveway.

## LOWER LEVEL

### Recreation Room

- 60" Heat-n-Glo Electric Fireplace.
- Spacious layout with sitting area.
- Walk-out to patio with pergola.
- Under-stair storage.

### Wet Bar

- Himalayan Moon Caesarstone countertops.
- Full size refrigerator.
- Slab flooring and built-in shelving system.

### Workout Room

- Rubber flooring.
- Double door entry off recreation room.

### Two Bedrooms

- Both with ensuite baths.
- Closets with built-in shelving.

## EXTERIOR

### Front Porch

- Covered sitting area with tongue-and-groove outdoor ceiling and mountain views.

### Back Deck

- Views of Pikes Peak.
- Iron banister and gas line for grilling.
- Chopped Texas Lueders stone columns.
- Stairs to lower level.



# BOUNDARY OUTLINE MAP

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1724 ARROWPOINT COURT, FRANKTOWN, COLORADO | 2 ACRES



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