

PROPERTY FEATURES:

10559 DEMOCRAT ROAD
PARKER, COLORADO



PROPERTY OVERVIEW

- Forty acres of serene, world-class equestrian paradise with lush pastures, immaculate white fencing, and over 300 towering pines create a setting of natural beauty and complete privacy.
- Main residence, independent casita, and Game Barn totaling 8,900 finished square feet.
- Outbuildings include equestrian facility, indoor arena, chicken coop, enclosed vegetable garden, two equipment barns, and additional structures.
- Electric gated entry opens to a circular motor court with the residence at center, casita to the east, and garages to the west.
- Desert contemporary home enriched by authentic Southwestern details — thoughtfully remodeled with a polished, refined finish.
- Expansive wraparound patio with pergolas and front courtyard with fire pit.
- Independent casita with one bedroom, one bathroom, full kitchen, living area, and laundry.
- Game Barn offers nearly 1,800 square feet of heated recreation and flex space.
- Equestrian facility features a 20-stall barn with heated stalls, three tack rooms, indoor and outdoor arenas, and 11 paddocks.
- Gravel driveway connects the residence, stables, and arenas in one continuous loop.
- 25 minutes from DTC, 10 minutes from Colorado Horse Park, all via paved roads.
- Enhanced security and privacy via one-third-mile private drive with no public road frontage, electric gated entrance, perimeter fencing, motion-activated surveillance, and professionally monitored alarm.
- No HOA or covenants.

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

www.10559Democrat.com