

PROPERTY FEATURES:

8245 N SUNBURST TRAIL
PARKER, COLORADO



PROPERTY OVERVIEW

- A country home on five wooded acres, centered around an expansive wrap-around porch that defines daily life, offering front-row views of the mountains and surrounding landscape.
- Dormer rooflines and a classic brick facade are framed by mature trees, open lawns, and a peaceful country setting.
- Living space designed for comfortable everyday living and entertaining, with generous bedrooms, multiple flex spaces, and a walkout basement.
- Outdoor living is a defining feature, with covered porches and decks, a lower paver patio, hot tub, and two fire pits.
- Positioned on a corner lot within a cul-de-sac in the Butterfield neighborhood, offering low traffic and added privacy.
- Conveniently located to everyday amenities, Centennial Airport, and DIA.
- HOA dues: \$483 annually.

RESIDENCE

- Two-story home, rich with character, with walk-out basement.
- Square footage:
 - Above grade: 4,799 sq. ft.
 - Finished: 6,971 sq. ft.
 - Lower level finished: 2,172 sq. ft.
 - Lower level total: 2,934 sq. ft.
 - Total: 7,733 sq. ft.
- Five bedrooms: main-level primary, three upstairs, and a lower-level suite, plus a bonus room that could serve as a sixth bedroom.
- Five bathrooms: primary ensuite plus powder bath on main level, two on upper level, and one lower level.
- Rich oak floors extend throughout the main level, professionally refinished in 2023.
- Warm millwork throughout including crown and base molding, and window casings.
- Oversized three-car garage with circular driveway, offering ample space for vehicles, storage, and daily convenience.

MAIN LEVEL

Great Room

- Expansive, open-concept great room with eighteen-foot vaulted ceiling, enhancing volume, openness, and natural light throughout the space.
- Anchored by a two-sided brick, wood-burning fireplace, featuring craftsman wood mantels and custom built-ins, creating two distinct yet connected living areas.
- A wall of windows spans the rear of the home, framing scenic mountain views and capturing dramatic sunset light.
- Open connection to the kitchen and dining room supports seamless flow for entertaining.
- Entertaining bar includes a Zephyr® drink refrigerator, sink, granite countertops, storage cabinetry with glass display fronts, under-cabinet lighting, and tile backsplash.
- Central staircase with wood banister and open upper landing adds architectural presence.
- Two glass doors provide walkout access to the deck, extending daily living outdoors.
- Built-in speakers and a ceiling fan for comfort.

Office

- French door entry offers privacy while maintaining connection to the main living areas.
- Bay window with built-in bench and storage.
- Workstation and storage with glass display cabinets, plus an additional storage closet.
- Previously used as a music studio, with soundproofing noted by the owners.

Kitchen

- Spacious kitchen, updated in 2023, designed for both everyday living and entertaining.
- Huge, ten-foot by five-foot center island with breakfast bar seating.
- Extraordinary granite countertops,
- Two-tone cabinetry featuring antique white perimeter cabinets complemented by a wood-tone island, accented by under-cabinet lighting, and tile backsplash.
- Bosch® refrigerator with water and ice dispenser and lower freezer drawer.
- Bosch® double ovens with convection baking.
- Thermador® five-burner gas cooktop.
- Bosch® microwave, built into the island.
- Bosch® dishwasher.
- Farmhouse sink plus secondary vegetable sink, both equipped with garbage disposals.
- Walk-in pantry with pocket door.
- Eat-in kitchen area framed by a wall of windows with walkout access to the deck.
- Dimmable overhead lighting.

Dining Room

- Formal dining room located directly off the kitchen.
- Large windows overlooking the front porch.
- Space for a dining table plus buffet or credenza.
- Dimmable lighting.



Primary Suite

- Expansive, two-part primary suite centered around a two-sided gas fireplace, creating a private sitting retreat and a separate bedroom connected by French doors.
- Sitting area is designed as a true retreat, featuring built-in bookshelves, space to relax or read by the fireplace, and sliding-door walkout access to the deck.
- Walls of windows frame the surrounding landscape and fill the suite with soft, natural light throughout the day.
- Tall ceilings enhance the sense of openness.

Primary Bathroom

- Five-piece bath featuring a clawfoot soaking tub and walk-in shower with glass surround, rainfall shower head, and handheld faucet.
- Beautiful wainscoting.
- Large garden windows.
- Granite vanity with storage.
- Private water closet.
- Large walk-in closet with organization system.
- Pocket door entry.

Laundry /Mudroom

- Laundry chute from upper level with pocket-door access to the primary closet.
- Built-in bench with hooks and shelving.
- Workstation, utility sink, and storage.
- Coat closet plus additional storage closet.
- Exterior access to covered porch leading to garages and driveway.
- Brick flooring.
- Adjacent powder bathroom, conveniently located near the garage.

Garage

- Oversized three-car garage with double and single overhead doors.
- Exterior access door leading to the driveway.
- Rafter storage space.

UPPER LEVEL

Loft

- Built-in desk and shelving, ideal for homework or a study area.
- Open landing overlooking the main level.
- Dormer window nook.

Bedrooms Two and Three

- Two bedrooms, generous in size.
- Beautiful wood display shelves.
- Share a Jack-and-Jill ensuite bathroom.

Jack-and-Jill Bathroom

- Two separate granite vanities.
- $\frac{3}{4}$ bath with glass-enclosed shower.

Bedroom Four

- Oversized bedroom with large bay window and bench seating, overlooking scenic views.
- Private ensuite with a vanity and sitting area within the room, and a separate tub and toilet.
- Large walk-in closet.

Bonus Room

- Very spacious, long and narrow room.
- Ideal for a playroom, office, or flex space.
- Three dormer windows.

BASEMENT

Recreation Room

- Very large and versatile space with room for game tables, media area, and multiple sitting areas, with great natural light.
- Wood-burning stove with brick surround and wood-storage rack.
- Sliding-door walkout to the lower patio
- Walk-in cedar storage closet.
- Eight-foot ceiling across lower level.

Gym

- Wall mirrors and ballet bar.
- Floating floor and soundproofing.
- Access to large storage room and AV equipment.

Office / Bonus Room

- Flexible space that could function as an additional bedroom with Murphy bed.
- Large storage closet.

Bedroom

- Nicely sized bedroom with ensuite access.
- Huge walk-in closet with its own laundry.
- Ideal for extended guests or live-in quarters.

Bathroom

- Walk-in, jetted, and heated bathtub with a handheld faucet.
- Glass-enclosed walk-in shower.
- Direct access from bedroom, with a separate vanity area.

OUTDOOR LIVING

Wrap-Around Porch and Deck

- Expansive wrap-around porch spanning three sides of the home, with multiple seating areas.
- Covered along the west side, providing shade and comfort while capturing elevated views over the grounds, surrounding trees, and mountains, and positioned to enjoy sunsets
- Trex® decking offers low-maintenance durability and long-term performance, with decking replaced in 2017.
- Two doors provide access to the deck from the rear of the home.
- Staircase connects the deck to the lower patio and hot tub.



Lower Patio and Lawn

- Covered lower patio with tongue-and-groove ceiling runs the full length of the rear of the home.
- Two fire pits—one gas on the patio and one wood-burning in the yard—ideal for roasting marshmallows and evenings under the stars.
- Hot tub privately positioned with easy access to the primary suite.
- Paver patio installed in 2017.
- Direct access from the walk-out basement and the upper deck.
- Mature trees and open lawn surround the outdoor living spaces, offering privacy and a peaceful, natural setting.
- Enclosed garden area with four raised beds.

MISCELLANEOUS

- Upstairs carpet replaced in May 2025.
- Pylon construction.
- Currently insured by State Farm; agent lives in the neighborhood.
- Septic tank replaced in 2018 with an oversized tank.
- Original Andersen windows in excellent condition.
- Built-in speaker system throughout.
- Concrete tile roof with a 70-year warranty.
- Full interior paint completed in 2023.
- New water heater installed in 2024.
- All light bulbs replaced with LED.
- Two radon fans.
- Great room fireplace is plumbed for gas.

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

www.8245NSunburst.com

BOUNDARY OUTLINE MAP

8245 N SUNBURST TRAIL, PARKER, COLORADO | 5 ACRES



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