

PROPERTY FEATURES: 8454 N SUNDOWN TRAIL PARKER, COLORADO



PROPERTY OVERVIEW

- Quiet country home on 5 acres, where an expansive, wrap-around deck puts Pikes Peak and surrounding landscape front and center.
- Defined by its outdoor living spaces, from the Trex® composite deck with Wind River® hot tub, to the lower paver-patio, concrete front porch, and beautifully landscaped yard.
- Horse-ready with four stall barn including a tack room, equipped with power and water.
- Fully irrigated garden, surrounded by 8 ft fence, protects from wandering deer and antelope.
- Acreage is fully fenced, including buried electric dog fence, keeping the whole property contained.
- Set at the end of a shared driveway, home sits peacefully apart from the road and neighbors.
- Located in the charming Butterfield neighborhood, conveniently located to everyday amenities, Centennial Airport, and DIA.
- HOA dues: \$483 annually. Includes trash and recycling.

RESIDENCE

- Ranch style home, new construction bedrooms, bathrooms, and walk-out basement suite.
- Square Footage:
 - Above Grade: 1,788 sq. ft.
 - Finished: 3,496 sq. ft.
 - Lower Level Finished: 1,708 sq. ft.
 - Lower Level Total: 1,788 sq. ft.
 - Total: 3,576 sq. ft.
- Four bedrooms: Two bedrooms on main-level, including the primary, and two in the basement.
- Four bathrooms: Primary ensuite and shared hallway bath on main-level, with a powder and shared hallway bath in the basement.
- Alder millwork and authentic oak hardwood floors elevate everyday living.
- Maintenance-free James Hardie® board siding.
- Two-car garage with circular driveway,

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

www.8454Sundown.com

- Thoughtful upgrades throughout:
 - **Windows & Doors:** Alpen® High-Performance triple-pane windows and French door in the upstairs bedrooms and primary bathroom, new Weathershield® windows throughout the lower level, and 3 ft wide doors.
 - **Systems:** New plumbing throughout (excluding kitchen and living room), significantly upgraded insulation, 2019 HVAC and tankless on-demand water heater.
 - **Electrical:** New electrical throughout (excluding kitchen and living room), dual-panel 350A electrical system with CORE-installed main pedestal, supporting EV charging and induction cooktop.

MAIN LEVEL

Great Room

- Picture windows frame views of Pikes Peak and the serene property.
- 11.5 ft vaulted ceilings with exposed beams and ceiling fan.
- Wood-burning fireplace with charming red brick surround and wood mantel.

Kitchen

- Remodeled this year with all-new Whirlpool® stainless steel refrigerator, dishwasher, microwave, and oven, complemented by a JennAir® gas cooktop.
- Fresh white cabinetry and granite countertops.
- Walk-in pantry with built-in organization.
- Casual eat-in area opens to the lower patio and connects directly to garage for easy unloading.

Dining Room

- Formal dining space just off the kitchen and open to the great room.
- Walk-out to the upper deck bringing in natural light and views of Pikes Peak.

Bedroom One

- Currently used as a home office.
- Built-in wood window bench.
- Full of natural light with a closet for storage.

Hallway Storage

- In the main hallway, an ample closet and built-in cabinetry add storage functionality.

Bathroom

- Beautifully updated hallway bath.
- Serene glass-enclosed shower with floor to ceiling tile, built-in bench, and bottle shelf.
- Spacious vanity with granite countertops and decorative tile backsplash, echoed on the tile floor.

Primary Bedroom

- Spacious and light-filled with room for king size bed and seating area.
- Private deck with Pikes Peak views.
- Generous walk-in closet with custom organization and center island with chandelier.

Primary Bathroom

- Luxurious spa-inspired five-piece ensuite with heated tile floors, and towel warmer.
- Glass-enclosed walk-in shower, finished in ocean-inspired porcelain tile, with a rain showerhead, body jets, and bottle shelves.
- Freestanding Kohler® soaking tub enjoys picture window with mountain views.



- Dual vanities with marble countertops, soft-close cabinetry and stylish brass fixtures.
- Beautiful herringbone tile wainscoting.
- Private water closet features Kohler® bidet with heated seat.
- ADA compliant space for wheelchairs.

LOWER LEVEL

- Behind double doors, the basement suite is a separate walk-out living space with a kitchenette, perfect for multigenerational living or extended guests.
- New construction with all new electrical, plumbing and new WeatherShield® windows.

Living Room

- Tons of space centered around a gas fireplace and brick surround, 8 ft ceilings, and walk-out to lower patio.
- Stunning, fully equipped kitchenette:
 - Big quartz island with breakfast bar seating.
 - Stainless steel Samsung® refrigerator, Bosch® dishwasher, GE® Microwave and Frigidaire® induction cooktop.
 - Sage green soft-close cabinetry and decorative fan-pattern tile backsplash.
 - Walk-in pantry with organization system.

Bedroom Three

- Two closets, both with built-in storage.

Bedroom Four

- Massive walk-in closet with built-in organization. Could be split for separate closet in bedroom five/bonus room.
- Ceiling fan.

Bathroom

- New five-piece bathroom with heated herringbone tile floors and towel warmer.
- Tub/shower with soaking tub, detachable showerhead and bottle shelf.
- Vanity with dual sinks, quartz countertops, and soft-close cabinetry.
- Extensive built-in soft-close storage.
- ADA compliant space for wheelchairs.

Bonus Room

- Ready to be converted to a fifth bedroom, currently used as office, or perfect for a craft studio or gym.
- Ceiling fan.

Powder Bathroom

- Vanity with vessel sink.
- Stone tile accent wall.

Laundry/Utility Room

- LG Washer and dryer.
- Utility sink and built-in cabinets with generous countertop space.

BOUNDARY OUTLINE MAP

8454 N SUNDOWN TRAIL, PARKER, COLORADO | 5.01 ACRES



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