

PROPERTY FEATURES:

7436 SAPPHIRE POINTE BLVD
CASTLE ROCK, COLORADO



PROPERTY OVERVIEW

- Spectacular modern ranch presented in like-new condition, positioned on an elevated corner lot to maximize sweeping panoramic views.
- Breathtaking Pikes Peak and Front Range views visible from nearly every room in the home.
- Saltwater infinity pool with integrated sun shelf and oversized in-ground hot tub.
- Exceptional outdoor living with covered deck and patio spaces, and built-in outdoor kitchen.
- Elevated deck with front-row views of sunrise, sunset, and summer fireworks over the town of Castle Rock.
- Thoughtfully designed for main-level living with primary suite, kitchen, great room, and guest suite all on one floor.
- Low-maintenance professionally designed xeriscape grounds on a corner lot of just under an acre, with curated plantings that bloom continuously from spring through fall – redesigned by current owners.

RESIDENCE

- Ranch-style home with walkout lower level
- Square footage:
 - Above grade: 2,822 sq. ft.
 - Finished: 5,160 sq. ft.
 - Lower level finished: 2,338 sq. ft.
 - Lower level total: 2,821 sq. ft.
 - Total: 5,643 sq. ft.
- Four bedrooms: two on main level (one currently used as office), two on lower level.
- Five bathrooms: three on main level, two on lower level.
- Four fireplaces: great room, primary suite, lower level recreation room, and outside.
- Over \$700,000 in seller improvements.
- Fully automated smart home integration with app-controlled lighting, audio, window coverings, security, pool, and more — all pre-wired and accessible from your mobile device.
- Oversized 3-car garage with glass panel doors.
- Custom built home by Wall Custom Homes, completed in 2021.

MAIN LEVEL

Entry

- Welcoming entry with immediate sightlines to Pikes Peak and seamless access to multiple living zones.
- Custom open-riser staircase with extra thick, solid wood steps and horizontal iron banister.
- Skylight over front door adds natural light.
- Powder bathroom located off entry.

Great Room

- Twenty-foot vaulted ceiling with custom ridge skylight, with 4 bays that open for ventilation.
- Linear fireplace with Italian marble surround and floating mantel.
- Floor-to-ceiling windows with unobstructed Pikes Peak views, some opening for natural breeze.
- Two doors with storm doors open to the covered deck, including integrated dog door.

Kitchen

- Open flow design connecting seamlessly to dining and living spaces.
- Quartz countertops with expansive prep and serving space.
- Large center island with breakfast bar seating.
- Large windows with Pikes Peak views.
- Dacor® double oven with convection cooking.
- Dacor® six-burner gas cooktop with center griddle and Zephyr® range hood.
- Dacor® 36-inch column refrigerator and freezer with ice maker.
- Sharp® drawer microwave with concealed buttons panel.

- Dacor® dishwasher.
- Zephyr® beverage fridge.
- Expansive floor-to-ceiling white shaker cabinetry with 42-inch cabinets, stacked upper cabinets reaching the ceiling, under-cabinet lighting, and soft-close drawers.
- Stylish blue tile backsplash.
- Spacious walk-in pantry.
- Access to covered deck and outdoor kitchen.

Dining Area

- Designed for both everyday use and larger gatherings.
- Statement glass and iron chandelier.
- Pikes Peak views through large windows.

Primary Suite

- Main-level positioning allows for single-level living convenience.
- Linear fireplace with tile surround and built-in shelving framing fireplace.
- Expansive windows capturing sweeping Pikes Peak, mountain, and valley views.
- Automated blackout and sheer window treatments.
- Generous two-sided walk-in closet with extensive hanging space and custom built-in shelving and organization system.

Primary Bathroom

- Oversized walk-in shower with no threshold, multiple shower heads, and bench.
- Freestanding bathtub with Pikes Peak views.
- Dual vanity configuration with backlit mirrors.
- Private water closet.
- Additional counter space with coffee bar and storage.



Home Management Area

- Designed as a “home management system” for streamlined daily living.
- Functional transition space connecting kitchen, office, and mud room, with integrated laundry.
- Additional cabinetry, built-in desk, workstation, utility sink, and integrated storage solutions.
- Built-in bench with cubby system.
- Large walk-in storage closet.

Bedroom/Office

- Originally designed as a bedroom/guest suite, currently configured as an office.
- Walkout access to private patio via sliding door.
- Custom built-in cabinetry (\$30K investment) and walk-in closet.
- Adjacent bathroom with glass-enclosed shower, bench, and backlit mirror.

Garage

- Deep, oversized 3-car configuration with additional storage.
- Modern glass-panel garage doors with additional windows for natural light.
- Upgraded epoxy flooring.

- Extensive built-in cabinetry and dedicated “Costco drop zone” bulk storage area.
- Vaulted ceiling in one bay.
- Water spigot.

LOWER-LEVEL

Recreation Room

- Expansive gathering space with direct walkout access to patio and pool.
- Entertainment nook with linear fireplace, tile surround, and open shelving.
- Wet bar featuring a large island with seating for six, quartz countertops, dishwasher, beverage fridge, microwave potential, glass display cabinets, open shelving, and pendant lighting.
- Pool table included with cabinet for accessories.
- Two glass doors to lower patio, one with storm door and integrated dog door to pet run.

Bedrooms & Bathrooms

- Two bedrooms, both with Pikes Peak views.
- One bedroom with private ensuite with glass-enclosed walk-in shower with bench.
- Secondary bathroom with tub/shower combo enclosed with sliding glass; functions as shared guest bath.

Gym / Bonus Room

- Large gym space with sliding barn door entry.
- Pre-plumbed and framed for a future bathroom and large walk-in closet (approx. 7' x 10'), making this an ideal candidate for a future mother-in-law suite or wellness retreat, with sauna or cold plunge concept.
- Non-conforming bedroom due to no window.
- Access to substantial unfinished storage area.

Smart Home Systems

- Whole-home surround sound system with audio in every room and upper deck.
- Remote controlled window coverings on all windows, by Bali and Silhouette, with app control.
- Automated Lutron lighting with programmable scenes and app control.
- Luxor® outdoor lighting with app control.
- Security system with glass break sensors on every window.
- Pre-wired internet.
- Pentair® ScreenLogic pool and spa software with app control.
- Extensive wiring investment (\$20K+).

Mechanical Systems & Miscellaneous

- Two 50-gallon water heaters.
- Two furnaces with dual-zone heating and two AC units.
- Whole-house water purifier and softener.
- Whole-house humidifier.
- Accessible floating floor for plumbing access beneath the home.
- Clera® windows throughout.

OUTDOOR LIVING

Upper Deck

- Expansive covered deck designed for outdoor entertaining.
- Elevated deck with front-row views of sunrise, sunset, and summer fireworks over the town of Castle Rock.
- Tongue and groove ceiling and horizontal iron banister and wood accent.
- Built-in outdoor kitchen with gas line installed, and space planned for flat grill addition or pizza oven area.

Lower Patio

- Covered lower patio, gated with tongue and groove ceiling, connecting directly to the pool and yard.
- Dedicated dog run with turf.
- Built-in fire pit area with built-in stone benches, accented with imported Mexican black pebble landscaping.

Pool & Spa

- Infinity edge saltwater pool, with integrated sun shelf for in-water lounge chairs, and seven-feet at deep end.
- Oversized saltwater hot tub with dual-pump enhanced jet system.
- Automatic covers and filling system on pool, catch basin, and hot tub.
- Multiple outdoor zones designed for entertaining and relaxation, with stamped concrete pool deck.
- Detached shed designed to match the home for outdoor furniture and tool storage.



Landscaping & Grounds

- Professionally designed full-property xeriscape landscaping, by Weston Landscape.
- Low maintenance and flowering for continuous seasonal color.
- Extensive stonework and terraced design, with imported Mexican black pebbles throughout.
- Fully integrated Luxor® outdoor lighting, with programmable color scenes for holidays and seasonal changes.
- Flagstone pathways around property.
- Uplighting on trees and path lighting throughout.
- Water feature at front entry.
- Fully fenced yard with horizontal iron fencing.

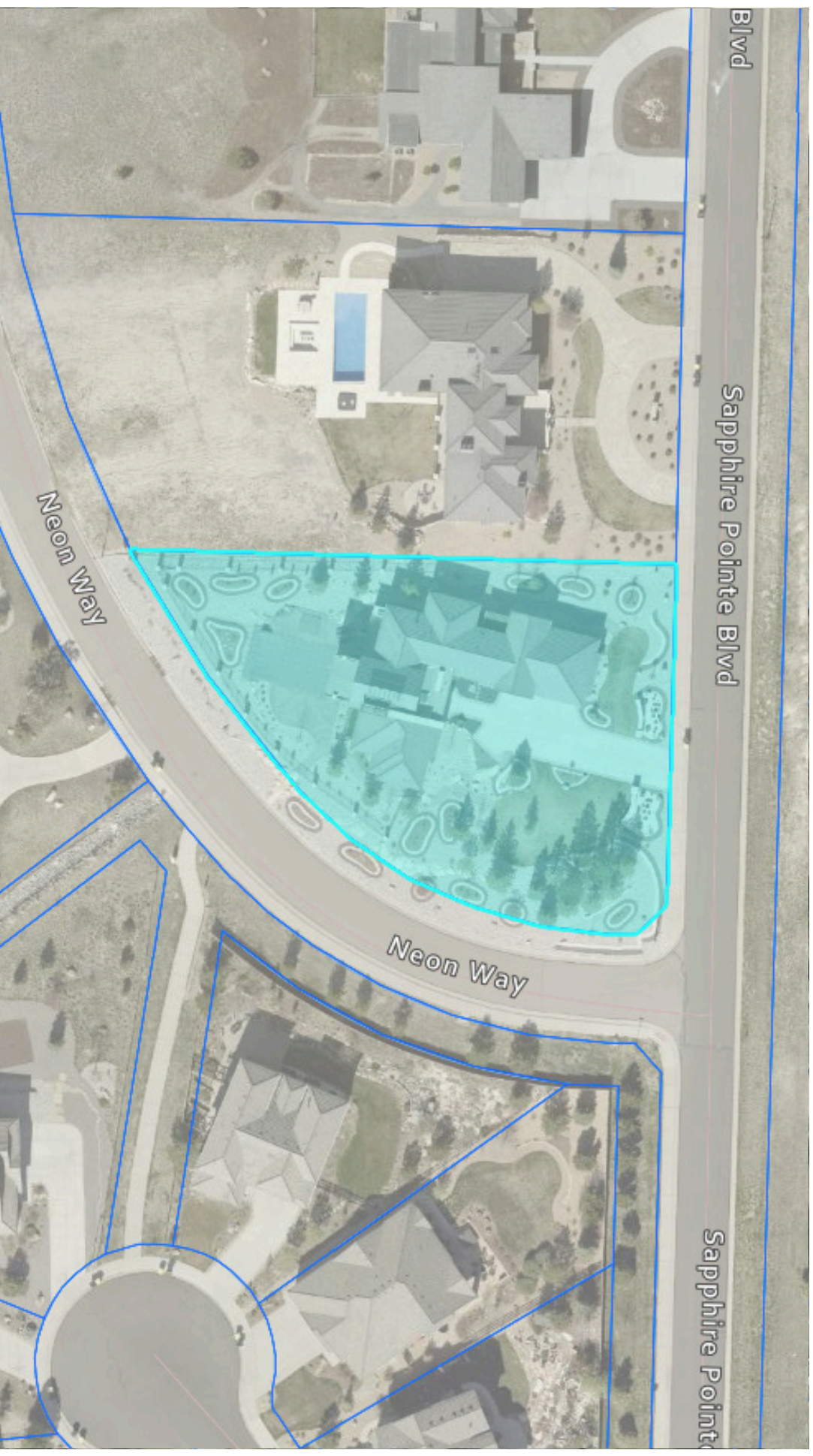
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**To view the video, property website,
and more photos, visit:**
www.7436SapphirePointe.com

BOUNDARY OUTLINE MAP

LIV | Sotheby's
INTERNATIONAL REALTY

7436 SAPPHIRE POINTE BLVD, CASTLE ROCK, COLORADO | 0.7 ACRE



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