PROPERTY FEATURES: 23 YUCCA HILLS ROAD CASTLE ROCK, COLORADO

PROPERTY OVERVIEW

- Nearly 10 private acres offering the peace and spaciousness of country living, less than 5 minutes from downtown Castle Rock.
- Backs to the 383-acre Philip S. Miller Park for hiking, biking, and zip lines, plus hundreds of acres of conserved open space.
- Unobstructed Pikes Peak and Front Range views from 113 windows throughout the home.
- The raised ranch layout places all principal living areas on the upper level, where the views are most commanding, with spacious living and recreation spaces on both levels.
- Fantastic outdoor living from multiple patios and decks, with lily pond water feature and private white sand beach sitting area.
- Over $300,000 invested into the property in 2022, built for beauty, comfort, and energy efficiency.
- Hilltop location with unobstructed views of neighboring towns' fireworks displays, all the way north to Denver, on the Fourth of July.
- Sweeping asphalt driveway with circular motor court, wrapping down to the heated 4-car garage and detached barn.
- 2,000 square foot detached barn/workshop, with non-conforming ADU above.
- An array of wildlife including deer and 114 bird species documented by owners
- No restrictive covenants.

RESIDENCE

- Raised ranch-style home, with entry on the lower level, main living areas on the upper level, with the garage in the basement.
- Square footage:
  - Above grade: 5,801 sq. ft.
  - Finished: 6,078 sq. ft.
  - Lower-level total and finished: 277 sq. ft.
  - Total: 6,078 sq. ft.
- Five bedrooms: four on the lower level, primary on the upper level.
- Three bathrooms: primary and powder on the upper level, one on the lower level.

RESIDENCE (CONT.)

- Two fireplaces: living room and great room.
- Luxury vinyl floors throughout main living areas, plush new carpet in the bedrooms.
- Utilities are very efficient with monthly averages $280 for electric and gas $80.

ENTRY - LOWER LEVEL

Arrival & Entry

- Circular motor court centered around a fountain centerpiece, with polished marble walkway and foyer floors.
- Covered front porch with columns, ceiling fan, and sitting area with pull-down sunshade.
- New double glass front doors.
- Curved staircase to upper level, with black wrought iron banister, crystal chandelier, and natural light from tall staircase windows.

Recreation Room

- Large recreation room accommodating sitting areas, game tables, and craft tables.
- Pikes Peak views from large windows with openable lower windows.
- Built-in nook with Galanza® retro mini fridge and microwave.
- Completely soundproof.
- Double doors entry with step-down from foyer.
- Exterior access door to front driveway.
- Two ceiling fans and track lighting.

Hot Tub Room

- Fully enclosed with glass on three sides, 7 windows overlooking Pikes Peak and mountain views, plus two skylights.
- Wood decking surround flush with hot tub.

Gym

- Spacious with room for multiple machines, and a wall of mirrors.
- Double doors close off entry, fully enclosed for sound.

Guest Suite

- Double-door entry from the gym.
- Private patio access via glass door.
- Deep walk-in closet with mirrored door.
- Ceiling fan.

Storage Room

- Spacious storage room - could convert to bathroom or laundry room, with water nearby.

Bathroom

- Marble vanity with black hardware.
- Tub/shower combo with glass enclosure.
- Medicine cabinet mirror.

Bedrooms

- Bedroom one: great natural light, overlooks north shade garden.
- Bedroom two: large east-facing window with overlooking Castle Rock.
- Bedroom three: walk-out to private patio with brand-new patio door, east-facing windows overlooking Castle Rock, and two closets.

Mechanical Room

- Brand new state-of-the-art boiler room with diamond plate metal wall paneling; $35,000 investment.
- New boiler, pressure tank, side-arm endless hot water, and water softener with UV filtration.

MAIN LIVING - UPPER LEVEL

Landing

- Open landing to staircase, with black wrought iron open banister.
- Flows directly to the living room, dining room, and walks out to the covered deck.

Living Room

- 11-ft vaulted ceiling with three skylights.
- Large picture windows with Pikes Peak and mountain views.
- Floor-to-ceiling stacked stone gas fireplace.
- Double-door entry from landing.
- Two ceiling fans and track lighting.
- Mini-split AC.

Kitchen

- Large updated kitchen, opening to great room with separate dining room and eat-in area.
- Huge center island with seating.
- KitchenAid® 48" side-by-side fridge/freezer, cooktop, and double oven, Miele® dishwasher.
- White cabinetry with new doors and hardware, and under-cabinet lighting
- Ample storage space, and pantry cabinets with frosted glass doors.
- New sink and faucet.
- Walk-out to covered deck.
- Natural gas line roughed-in under floor for easy gas stove conversion.

Great Room

- Stacked stone gas fireplace with white mantel and built-ins shelves.
- Windows on all sides with walk-out to patio.

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Laundry Room

- LG® washer and dryer.
- Off-season storage
- East facing windows overlooking Castle Rock.

Laundry Room

- Soaring vaulted ceiling with skylight.
- Marble hexagon tile floors and tile wainscoting.
- Blue vanity with coordinating accent wallpaper.
- Edison bulb light fixture.

Primary Suite

- On its own private wing, with 11-ft vaulted ceiling, room for king bed and sitting area.
- Great natural light from large picture windows on three sides, with openable lower windows.
- Walk-out to patio and beach area
- Walk-in closet with California Closet system.
- Mini-split AC

Primary Bath

- Newly renovated bathroom.
- Glass-enclosed walk-in shower with streak-free coating, blue-tinted glass, two marble benches, handheld and rain shower head, bottle shelves, and openable transom windows
- Dual vanities with vessel sinks, quartz counters, and custom soft-close drawers.
- Porcelain and & black marble tile flooring.
- Water closet.

LOWER LEVEL

Wine Room

- Lockable, glass door entry.
- Concrete vault with 900-lb door, custom built into the house.

4-Car Garage

- 8-ft ceilings and fits a truck lengthwise, with room for storage/workbench.
- New polyaspartic floor coating, with drain in all four bays.
- Four separate, insulated garage doors.
- Hose drop-down, compressors negotiable
- Fourth bay separated by a wall, with central vacuum hookup

MECHANICAL & SYSTEMS

- 2x6 exterior framing throughout
- Spray foam wrap insulation in ceilings, floors, walls, staircase for heat and soundproofing.
- Solid core doors throughout.
- Baseboard heat throughout with 8 heating zones, with the garage on its own zone.
- 3 mini-split AC units (upper level)
- Central vacuum system.
- All Milgard® windows, most new, with lifetime warranty.
- All blinds feature up/down functionality.
- Septic replaced 2023.

OUTDOOR LIVING

Covered Deck

- West-facing with views of mountains, landscaping, and open space.
- Two access points from the interior — from the landing and kitchen.
- Pull-down sunshade and ceiling fan.
- Slate tile flooring.

Rear Patio

- Spacious concrete patio with multiple sitting areas and gas valve for grill.
- Lily pad water feature with two lit fountains, and stone retaining walls with flower garden beds,
- White sand “beach” sitting area.
- Flagstone pathways to hilltop sitting area surrounded by lilacs.
- Additional flagstone patio with sitting area.

EXTERIOR & GROUNDS

- "She-shed" connected to the exterior of the home, for storage and garden tools, featuring windows with in-pane blinds.
- Fully fenced, with 6-foot game fencing on the front 6 acres to keep coyotes out.
- Well pump near flagstone sitting area.
- Gun range on back 4 acres
- Most flowers and plants are new.
- One storage container near the barn is staying.

BARN/WORKSHOP

- 2,000 square foot detached barn/workshop.
- Spacious, with room for tractors, utility vehicles, or multiple cars.
- Double overhead door on south side, single car door on the north does not open.
- Concrete floor with drain.
- Workshop with workbench and storage room.
- Fridge, laundry with washer and dryer, plus water softener.

BARN APARTMENT/ADU

- Non-conforming ADU - built without permits.
- 800 sq ft open studio with vaulted ceiling, kitchenette, living area, and bathroom.
- Entry from workshop, with doggy door.
- Kitchenette with electric range, two mini fridges, and a sink.
- Bath with stall shower and large walk-in closet
- Deck, freshly painted, with south-facing views
- Mini-split AC

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

www.23YuccaHills.com

BOUNDARY OUTLINE MAP

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23 YUCCA HILLS ROAD, CASTLE ROCK, COLORADO | 9.88 ACRES

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

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