



MLS#: **7444062**
 Status: **Active**
 Price: **\$1,350,000**
 Det Liv Qtr Incl:
10232 Charissglen CR
Highlands Ranch, CO 80126-5523
 Sub Area: **Highlands Ranch**

DOM: **1** CDOM: **1**
 1st Right of Refusal:
 Orig List Price: **\$1,350,000** LP/SF: **\$233**
 County: **Douglas**
 Sched#: **[222914401007](#)**

Recent: **04/21/2021 - New Listing**

COMMUNITY

Directions/Cross: **From Wildcat Reserve Pkwy and Summit View Pkwy, go North on Summit View, turn East or right on Briargrove Dr, take the 2nd right on and go South Charissglen Cir and follow to Property.**

School District: **[Re1-Douglas](#)** Grade School:
 Middle School: **Mountain Ridge** High School:
 Taxes: **\$5,235** Tax Year: **2020**
 Covenants: **Yes** Complex Name:
 Mgmt Name: **Highlands Ranch Community Assoc, Inc** Mgmt Phone: **303-791-2500**
 HOA 1: **HRCA** HOA 1 Dues: **\$156 Quarterly**
 HOA 1 Dues Include: **Covenant Enforcement, Management**
 HOA 2: HOA 2 Dues:
 HOA 2 Dues Include:
 Metro District 1: **Highlands Ranch Metro District** Metro Dist 1 Dues: **\$0 Not Applicable**
 MetroDist1 Dues Incl:
 Metro District 2: Metro Dist 2 Dues:
 MetroDist2 Dues Incl:
 Complex Amenities:
 Community Features: **Club House, Community Center, Fitness Center, Hiking or Biking Trails, Parks or Open Space, Playground Area, Pool, Spa, Tennis**
 Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:
 Pet Comments:

SQUARE FEET

Year Built: **2001** Const Status: **Existing Home** Est. Comp Date:
 Total Sqft: **5,788** Floor Plan: **2 Story** Builder Name:
 Finished Sqft: **5,462** Unit Desc: Builder Model:
 Abv Grd Sqft: **4,162** Structure: **Framed on Lot**
 Upper Sqft: **2,000** SqFt Source: **Assessor Records**
 Main Sqft: **2,162** Outbuildings:
 Lower Sqft: **0**
 % Lower Fin:
 Basement Sqft: **1,626** Bsmt/Found: **Partial Basement**
 % Base Fin: **80**
 Patio/Deck: Patio/Deck Desc: **Concrete, Covered**
 Gar(Parking) #: **3** Gar(Parking) Type: **Attached** Garage Remotes:
 Garage Amenities: **Garage Door Opener, Oversized**
 Roofing: **Composite Shingle** Window Type: **Vinyl, Wood**
 Siding: **Brick, Other**
 Handicap Access:

BATHS

Baths: **6** Rough-Ins:
Bathroom (5pc): U Total Upper Bth: **3** Total 5-Piece Bth: **1**
Bathroom (Full): M Total Main Bth: **2** Total Full Bth: **3**
Bathroom (Full): U Total Lower Bth: **0** Total 3/4 Bth: **1**
Bathroom (Full): U Total Basement Bth: **1** Total 1/2 Bth: **1**
Bathroom (3/4): B
Bathroom (1/2): M

Master Bath Amen: **Ceramic Tile, Double Vanity, Fireplace, Free-standing Shower, Jetted Tub, Tub**

ROOMS

Beds Total: **5** Main Lvl Bed: **No** Main Beds: **0** Upper Beds: **4** Lower Beds: **0** Basement Beds: **1**

Bedroom - Master: **U 18x17** **Bath Adjoins, Carpet, Fireplace, Sitting Area, Walk-in Closet**
 Bedroom: **B** **Carpet, Sitting Area**
 Bedroom: **U** **Bath Adjoins, Carpet**
 Bedroom: **U** **Bath Adjoins, Carpet, Walk-in Closet**
 Bedroom: **U** **Bath Adjoins, Carpet, Walk-in Closet**
 Dining Room: **M 14x13** **Bay Window, Formal, Separate Dining, Wood**
 Family Room: **M 20x17** **Built-ins, Fireplace, Wood**
 Kitchen: **M 24x15** **Counter Bar, Counter Top-Solid Surface, Counter Top-Stone, Eat-In/Country, Gourmet, Island, Walk-out, Wood**

Laundry Space:	M		Door to garage, Sink, Window
Living Room:	M	15x12	Formal, Wood
Office:	M	17x10	Bookcases, Wood
Other Room:	B		See Remarks
Other Room:	B		Media/Home Theater Room
Other Room:	B		2nd Family Room

OTHER FEATURES

Fireplaces:	Four, Gas, Main, Upper, Wood
Entry:	Covered, Double Doors, Wood
Floors:	Carpet, Tile, Wood
Misc. Interior Feat:	9Ft + Ceilings, Vaulted Ceilings
Misc. Items:	Auto Sprinkler System, Breakfast Bar, HOA Required \$, Home Theatre, Humidifier, Kitchen Pantry, Secondary Suite w/in Home, Wet Bar, Window Coverings
Rented Equipment:	
Appliances:	Dishwasher, Disposal, Double Oven, Dryer, Microwave Oven, Range Top, Refrigerator, Self Cleaning Oven, Washer
Laundry Facilities:	Main
Extras:	
Exclusions:	Car lift, garage wall-mounted vacuum & air hose reel, dining room & office light fixtures, kitchen drinking water filter (soap dispenser will be reinstalled), free-standing mirrors in main floor hall and master closet.

LOT

Legal Desc:	LOT 113 HIGHLANDS RANCH #122I 0.215 AM/L		
Restrictions:	Architectural Control		
Zoning:	SFR	Zoning Entity:	Douglas County
Acres:	0.22		
Lot Sqft:	9,365	Lot Location:	Hiking Trail, Near Park, Near Schools
Lot Desc:	Backs to Open Space, City View, Level, Mountain View		
Adj Parcel Avail:			
Street Desc:	City/Town Road, Paved		
Driveway:	Concrete	Alley:	
Fence:	All	Landscape:	All

UTILITIES AND ENERGY

Well Total:	Well Permit:	Well Permit #:
Well Type:		
Heating	Forced Air, Natural Gas	
Cooling	Ceiling Fan(s), Central Air	
Existing Water:	Association/District	
Sanitation:	Sewer	
Existing Utilities:	Electricity, Natural Gas	
HERS Year Certified:	HERS Score:	HERS Rating:
ENERGY STAR Year Certified:	ENERGY STAR Qualified New Home:	LEED Year Certified:
LEED for Homes:	NAHB/NGBS-ICC 700 Year Cert:	NAHB/NGBS-ICC 700:
Solar PV Year Install:	Solar PV Kilowatts:	Solar PV:
Solar Thermal Year Installed:	Solar Thermal:	
Green Feature Addm Uploaded:	Solar Thermal Type:	

PROPERTY REMARKS

Property Description Remarks:
Absolutely Stunning Upgraded, Updated 2 Story backs to 23 Acres of Open Space w Mountain & City Views offering 5 Beds, 6 Baths, Finished Basement, Over-sized 3 Car Garage on a Private 0.215 Acre. Welcome to a blend of Sophistication, Elegance & Comfort in this Prestigious Kentley Hills Home w equally Impressive Outdoor Living Spaces & Exterior. Appealing Open Floorplan & inviting Vaulted Foyer w Elegant Curved Staircase & Wrought Iron Balusters. Bright Vaulted Living Room w Hickory Hardwood that flows into Large, Elegant Dining Room & through Main Level. Lovely Family room enjoys Great Views & Cozy Fireplace. Spacious Gourmet Kitchen w Island, SS Appliances, Slab Granite Counters, Pantry & Breakfast Bar. Breakfast Nook boasts French Doors opening to Magnificent Covered 850 SqFt Back Patio w Stone Walls, 3 Electric Heaters, Built-in Grill, Granite Counter, Gas Firepit, Accent Lighting, Ceiling Fans, Skylights, Private Landscaped Backyard & Gorgeous Views; Ideal for Entertaining & Relaxing. Beautifully Finished Basement includes Home Theatre w Raised Seating, Wet Bar area & Family/Rec Room. Huge Upper Level Master Retreat overlooks Open Space, has Walk-in Closet & true Sitting Room w Coffee/Wet Bar & 3-Sided Fireplace shared by Luxurious 5-Piece Bath w Jacuzzi Tub. 3 more Good-sized Beds, 1 w Private Bath, other 2 share Jack & Jill. 5th Spacious Bed in Basement along w 3/4 Bath w Fabulous Walk-in Shower. Main Level Large Office w Full en Suite Bath (great as Guest Room), & Laundry/Mud Room w Utility Sink. 2 Furnaces, 2 A/Cs, Ceiling Fans, Upgraded Roof, All Anderson Wood Casement Windows (Anderson Composite in Basement). Enjoy Outdoor Wood Burning Fire pit, Rock Water Feature, Irrigated Raised Gardens, Backs to East w afternoon Summer Shade. Steps to Miles of Trails. Walk to 3 Schools. Community has: 4 State of the Art Rec Centers, Pools, Tennis, Sport Courts & historic Highlands Ranch Mansion & Ranch w Spectacular City, Mountain & Sunset vistas. See Virtual 3-D Tour.

TERMS

Terms Offered:	Cash, Conventional	Possession Date:	EM Promissory Note Accepted: N
Possession Terms:	See Show/Agent Remarks	Earnest Money Holder:	Land Title in DTC
Earnest Money:	\$27000	Title Evidence:	Title Insurance
Title Company:	Land Title	Current Appraisal:	
Assumable Loan:	No	Existing Loan:	2nd Mortgage:
Assumption Info:			

Loan Balance: Payment: Payment Incl: Interest:
Notices: **Not Applicable**

COOP/COMPENSATION

Listing Office: [00002880-Grant C Dolby](#)
Office Ph: **(720) 924-1030** Office Fax: **(303) 997-2121**
Listing Agent: [Grant Dolby](#) Grant@DenverSeek.com
LA Phone: **(720) 515-1802** LA Fax: **(303) 997-2121** LA Add'l Phone: **(720) 515-1802**
Appt Cont: **Showing Desk 303-573-7469**
Incentives:
TA: **ERS** VR: **Y** SL: **FS** TB: **2.8 %** BA: **2.8 %**
Photo: **AGR** VOW: **Y** Elec Ad: **Y** Blog: **N** AVM: **N** Display Address: **Y**
Seller Name:
Occupied: Key: **Key on Site**
Show Instruct: **Appointment Only**

SHOW/AGENT REMARKS

**Showings begin Friday, April 23, 2021 after 10 am. Offers via CTM to DolbyHaas@gmail.com. No Sunday deadlines.
Please allow the Sellers 48 hours to respond to offers. Seller to rent back and remain in possession until 6/30/21.**

SOLD INFORMATION

Selling Office:
Selling Office Ph: Selling Office Fax:
Selling Agent:
SA Phone: SA Fax: SA Add'l Phone:
Sold Concessions:
Qty Below Grade: Sold Terms:
Sold Remarks:
Pers Prop Incl:
List Date: **04/21/21** Pending Date: Under Contract Date:
Under Contract Short Sale Date: 1st Right of Refusal Date:
Sold Price: SP/LP: SP/SF: Sold Date:
Original LP: **\$1,350,000** DOM: **1** CDOM: **1** MLS#: **7444062**