

5787 Amber Ridge Drive

PRESENTED BY TODD & JENNIFER MARKUS

General Information and Property Features

General Information

Style:	Authentic, two story English Manor with a partially finished lower level walkout basement
Bedrooms:	7/8 (main floor master, 4 up, 2/3 down)
Bathrooms:	8 (main master, formal powder, mud room, 3 up, 2 down-1 with steam shower)
Fireplaces:	7 (master, living, hearth, library, upper study, game room, exterior patio)
Construction:	Stone, Brick and Stucco
Year Built:	December of 2005
Heat:	Radiant (21 zones, including a heated 4 car garage) supported by 2 Munchkin 199M boilers with 92% AFUE
Water:	In addition to the boilers-2 SSU 80 gallon Ultra Super Stor hot water makers with continuous whole house hot water recirculation
Air:	4 American Standard Allegiance premium high efficiency A/C units (13 tons total)
Roof:	Concrete Tile (Westile)
Windows:	Pella/Architectural Series with simulated divided light and 2 custom stained glass windows.
Central Vac:	Whole house/garage/storage rooms- Beam 2900 system-3 top of the line accessory kits (one per floor)
Flooring:	Natural distressed hickory in 4", 5" and 6" widths (main floor- (except master living area and dining), loft); Imported Travertine (master bath, dining room, lower level bar/rec room); Shaw Bella Florentine-5 Star with 1/2" luxury step pad (master, master closets and upper study); Shaw "Just My Imagination" with 1/2" luxury step pad in all bedrooms, rec room, media room and game room; Berg and Berg distressed oak in exercise and playroom rooms
Garage:	Attached, 4 car with heated floors and drainage system and additional storage areas
Drywall:	Hand trowel finish throughout; rounded corners
Smart House:	State of the art technology with fully integrated and automated whole house system for security (HAI), lighting (Lutron/Vantage), A/V (controlled by AMX) and climate control (Aprilaire); water/gas sensor/auto shut-off, telephone distribution and LAN network; music server/equipment that distributes CD or digital cable music to all 18 speaker locations in the house interior/exterior
Square Feet:	11,053 Total: 7,111 on the main two floors, 3,201 of 3,552 finished on the basement level for 10,312 finished square feet (per Douglas County Assessor)
Lot:	Lot 27A Block 5 Romar West 1st Amendment 0.569 AM/L
County:	Douglas
Schools:	Timber Trail (elementary), Rocky Heights (middle), Rock Canyon (high school). All accredited "excellent".

Zoning:	Residential (Within Amber Ridge, a gated community of 34 custom homes)
HOA's:	CPNMS \$190/Yr; Romar \$70.00/mo; Ventana/Amber Ridge \$68.00/mo pays for landscaping, gated community, pool, recreation center, snow removal and trash removal (2009)
Taxes:	\$18,203.20 (2008) \$17,037.06 (2009)
Monthly Bills:	IREA; \$425/mo; XCEL \$240/mo

Additional Features

- Names like Wolf, Viking, Sub Zero, Tiffany, Schonbeck, Wedgewood and Pella
- Exterior Stone, brick and stucco (hand trowel) and painted/stained cedar fascia
- Extensive, one of a kind, custom moldings throughout
- All granite counter tops and fireplace surrounds are slab
- Lighting: 130V Halogen can lighting (longer lasting)
- Aladdin Lift system for chandeliers in the entry and living room
- Full house Nutone intercom system
- 18 sets of built-in speakers (interior and exterior)
- Extensive outside landscape lighting (on timer tied to Smart House system)
- All cabinets have self closing drawers
- All Wedgewood cabinets self closing drawers and cabinet doors
- All Toto toilets with soft close seats
- Sinks: Toto/Kohler (Powder bath-antique)
- Custom knobs and pulls throughout
- 7" Williams base painted white throughout (Library is cherry)
- 7" Williams Super crown throughout most of the main level painted white
- 4 5/8" Williams crown in most of the lower level painted white
- White painted 7" headers above most doors and windows, minimum 3" casing
- Solid core doors (almost all are 8 ft)
- Caisson reinforced foundation (not required, but done)
- Quiet joist floor system upgrade
- Hunter Douglas Duettes 3/4" "Panache" in daisy white for all bedrooms (except largest upper where there are wood plantations shutters), upper study, game room and exercise room. Master bath on remote.
- All mirrors are beveled glass/extra thick glass shower doors
- Interior door hardware-mainly Emtek Medici levers with Rosette in dark bronze
- All tile flooring heated
- 4 Garage is heated; has built-in cabinets, sealed/protective coating on flooring and four floor drains; separate storage/coat closet; plantation shutters and dedicated outlet to a refrigerator/freezer
- 3 patios (2 brick); 2 Trex decks; 2 outside built-in BBQ's with slab granite countertops, built-in servers and storage
- Scaled protective feature on all Delta faucets

More Property Features on back...

Main Level (Minimum 10ft ceilings)

Entry: Herringbone brick pattern landing leads to huge custom alder paneled, stained dark cherry double doors, each with speak-easy and iron grate. Inside, you are in awe of the Two+ story entry and 20+ feet extensive trim that flanks the doors and windows. Circular staircase with alder steps and white painted risers and additional moldings and trim; iron balusters, alder newel posts and railing; travertine in huge display area; wainscot abounds; Metropolitan lighting fixture on Aladdin lift system; hickory flooring.

Living Room 24 x 16: Two-story custom carved limestone fireplace; two display alcoves with extensive wainscot; two plus story wall of windows with Denver city view and framed with extensive moldings – (a work of art); wainscot paneling on wall; one of a kind ceiling display with seven layers of molding, a real plaster ceiling medallion; Metropolitan light fixture with Aladdin lift system; hickory flooring.

Dining Room 16 x 16.5: Imported Turkish travertine flooring; cove lighting with extensive moldings; multiple display areas; wainscot; French door to patio; Metropolitan light fixture with plaster ceiling medallion; faux painted ceiling; flanked by four columns.

Library 14.3 x 17: 10' cherry beveled glass doors/arch with Bouvet handle set; dramatic story and one-half room with floor to ceiling windows; hickory flooring, 8' cherry wainscot (full wall treatment over fireplace) with gothic arch crown molding; faux painting; full cherry beamed ceilings with cherry light cove bays; cherry plantation shutters; stunning 48" Medya Tiffany pendant light; fireplace with slab granite face, granite and wood mantel and stone lion legs; built-in computer hutch and work station (8'h x 7'w) with slab granite, draws and cabinets; separate business center for storage; set of 8' double cherry doors leads to a barrel ceiling hallway (4'6" wide and faux ceiling) that services the master and library with a formal bar area with a sink and also housing a Sub-Zero refrigerator/freezer/ice maker, slab granite counter top, custom lower and upper Wedgewood cherry cabinets (with glass) and under cabinet lighting.

Master Bedroom 19.2 x 22.6: Designer carpet; 14" custom crown molding with one of a kind arched molded entry; ceiling fan with lights and intricate bronzed iron medallion; Tuscan etched stone fireplace with sitting area and a wood/iron spiral staircase that leads to an upper study or sitting room; custom oil rub bronze floor air registers.

Master Bathroom 11.2 x 22.1: Lavish; 7" crown throughout; heated travertine flooring with marble inlays; Cifal double shower (marble) with frameless door and three body sprays and a rainmaker ceiling mount; his and hers 3CM slab marble vanities with beveled edging with Toto Clayton sinks and Brizo "Providence" Classic faucets in bronze; custom raised panel cherry Wedgewood cabinets and matching custom mirrors; faux marbled columns flanking a Jetta St. Martin (72") whirlpool jetted tub with mood lighting and marble surround; remote controlled silhouette window treatments; his (11.2 x 9.1) and hers (15 x 7.2) custom closets with numerous built-in's, stained glass windows, vanity area and safe. Toto "Clayton" toilet with soft close seat; crystal chandelier with faux medallion over tub.

Formal Powder Room 5 x 8: Sitting off a formal vestibule with wainscot, faux painting and a guest area closet, the formal powder room has a hand painted cabinet sink and antique brass fixtures; wainscot and extensive use of Old English plaster crown molding; faux painting; wall scones; ceiling medallion with pendant and elegant mirror; Toto "Baldwin" toilet with soft close seat.

Kitchen 19.9 x 24: Professional and gourmet; center island-Ultra Craft cabinets with rustic cherry raised panels with amber stain and brown glaze, Blanco sink (14" x 18") and slab granite top; hidden trash disposal area in center island; Perimeter cabinets are Medallion raised panel in a saffron finish on maple and slightly distressed; cooks "bake station", under/over cabinet accent lighting; custom painted mural of the home over the impressive built-up (mantel and paneling to the ceiling) cook-top area; breakfast bar area with slab granite counter top (Kodiak-3CM with beveled edging and stone backsplash), supported by designer corbels and paneling- sits five; central vacuum "clean sweep" feature; Appliances include Wolf double/duel convection stainless ovens, Viking professional gas range top with six sealed burners in stainless steel, two top of the line Kitchen Aid dishwashers- "S" series with panels, 48" Built-in Kitchen

Aid refrigerator/freezer with purified water dispenser/filter and panels, built-in Sharp Carousel 2.0 Cu Ft-1200 watt in stainless; kitchen Aid instant hot water dispenser at oversized Blanco sink (Blanowave undermount-37" x 21"); Danze "Opulence" faucet with sprayer in and built-in soap dispenser all in stainless; designer Lam Lee French Floral chandelier with ceiling medallion; Supporting pantry (10 c 5) has two entries (8ft water glass door/pocket door) for easy delivery and lots of space for storage.

Butler's Pantry: Rustic cherry raised cabinets with amber stain and brown glaze with rounded glass doors and display lighting; multiple apothecary drawers. Lots of storage space; slab granite counter with stone backsplash; Marvel beverage center/wine cooler.

Nook 13 x 14: Set off the kitchen with hickory flooring and accented with walls of windows and a view; chandelier with ceiling medallion; designer Lam Lee French Floral chandelier with ceiling medallion.

Hearth Room 22 x 19: Open to the Kitchen with hickory flooring and set-off by a 20 ft cathedral ceiling and stained cherry beams; also has a beautiful built-in Alder stained cherry entertainment center and cabinets that flanks a brick fireplace (44" hand forged iron) with a 6ft high mantel the over mantel rising to 14ft; 4 special scones with flickering electric candles and amber crystal accents; Wall of windows and 8 ft glass doors that flank a brick patio and full BBQ set-up on one side and a trex deck with views on the other.

Main Level Mud/Laundry Room 9 x 20: Enter from garage (no steps!) and adjacent to the kitchen with 12 x 12 ceramic tile flooring; huge area contains custom built-in lockers with crown molding (6), large closet and an adjacent utility bath. Room also has a large Kindred undermount stainless sink with built-in soap dispenser and Danze stainless faucet/sprayer; slab granite counter tops and loads of cabinet space for storage; built-in full service laundry center; plantation shutters; 7" crown throughout; under cabinet lighting; adjacent bath has a cabinet with slab granite countertops; Kohler "Memoirs" sink with Brizo "metal Cross" faucets in stainless and Toto "Drake" toilet with soft close seat.

Upper level (Minimum 10ft ceilings)

Loft 15.3 x 14: Formal staircase and a staircase off the kitchen (finished like the formal staircase) leads to a 13 ft slopped ceiling loft; hickory flooring; plantations shutters.

Upper Study/Sitting Room 20 x 21: Views abound looking west to the Rockies, north towards downtown Denver and east to Parker and beyond; Shaw Bella Florentine carpet; 12 ft high vaulted ceilings with dramatic pendant lighting; built-in entertainment center that showcases a custom built-in fireplace with slab granite face, entertainment center and extensive moldings; west facing Trex deck adjacent to enjoy the outside views of the Rockies and Denver.

Upper Bedroom (west wing) 14.10 x 13.6: Carpet; Schonbeck crystal chandelier; trex deck; walk-in closet; 12 ft vaulted ceilings; separate vanity area with Delta Victorian bronze faucets and Kohler Portrait sink with 12 x 12 tile flooring.

Upper Bedroom (west wing) 14.0 x 13.6: Carpet; Schonbeck crystal chandelier; 12 ft vaulted ceilings; "secret" fully finished loft room (8.1 x 7.1); stained glass window; separate sink area with Delta Victorian bronze faucets and Kohler Portrait sink 12 x 12 tile flooring.

Bathroom (west wing): 12 x 12 tile floors; separate water closet; granite/tile shower with Delta Victorian fixtures; Jetta Capri 65" whirlpool tub with jets and mood lighting; separate formal vanity area with make-up area and built-in make-up mirror.

Upper Laundry Room 5.4 x 13: 12 x 12 tile flooring; slab granite counter tops with stainless Kindred utility sink, with sprayer and soap dispenser; lots of upper and lower cabinet space with under cabinet lighting; plantation shutters; adjacent linen closet.

Upper Bedroom (east wing) 17.8 x 16.2: Carpet; 12 ft high ceilings (sloped); ceiling fan with lights; large walk-in closet; bathroom with raised panel cherry cabinets; slab granite countertop, Kohler "Memoirs" sink; Delta faucets; Natural light is shed in the large granite and tile shower that has a Delta Victorian scald guard faucet and bench.

Upper Bedroom/Playroom (east wing) 20 x 26.8: Carpet; 14 ft high vaulted

ceiling; two ceiling fans with lights; plantation shutters; two large walk-in closets; Maple light cherry stained/glazed cabinets; bathroom with two Kohler "Memoirs" sinks and Delta Bronze faucets; tub/shower with Delta Victorian water scald guard faucet; separate water closet; linen closet in the bathroom.

Walkout Basement (9ft ceilings)

Recreation Room/Bar 23 x 18.6: Open stairway constructed of alder stained cherry trends, iron balusters and white painted risers takes you to the expansive lower level walkout where you enter the rec room; carpet (12 x 12 travertine tile in the bar area and by 8 ft French door leading to the lower patio); Crown molding; pool table area with Tiffany light and faux plaster medallion; bar area with Kohler ceramic sink and Delta bronze faucet, Kitchen Aid fully integrated stainless steel dishwasher with panel, U-line clear ice maker; Sub-Zero all refrigerator, distressed raised panel cherry upper and lower cabinets with accent lighting and water glass accents and slab granite counter top; flanked by two stone built-in wine display cases with custom iron grates; sitting bar area with storage area; slab granite countertop and Tiffany lighting; Storage room under stairs.

Media/Theatre Room 18 x 16: Carpet; Crown molding; double French doors; built-in surround speakers; theatre style seating arrangement.

Formal Game Room 20.8 x 15: Carpet; crown; coved lighting; custom built wood fireplace (black/distressed cherry) with stone accents; closet for storage.

Bedroom 15.5 x 13.8: Carpet; closet; built-in speakers

Bathroom: Adjacent to Bedroom; 12 x 12 tile flooring; granite and tile steam shower with bench seat; Delta Victorian scaled guard faucet; raised cherry cabinets; Toto toilet "Drake" with soft close seat.

Game Room/Playroom 22 x 38 (or extra bedroom): Oak planked Berg and Berg flooring; large walk-in closet for storage; adjacent storage room.

Exercise Room 16.8 x 29: Oak planked Berg and Berg flooring; mirrored wall with ballet bar; steam sauna area.

Spa Room (or extra bedroom) 19 x 11.6: Oak planked Berg and Berg flooring; ceiling fan with lights, 8 ft French door to patio; large walk-in closet.

Guest Bathroom: Raised cherry cabinets with slab granite counter top, Toto "Clayton" sink; Brizo Faucet; Granite and tile shower with inlays; Toto "Clayton" toilet with soft close seat. Delta Victorian bronze shower faucet with Storage room(s): Over 350 square feet for storage that is on its own radiant temp sensor.

Exterior

Extensive use of lighting and speakers for outdoor entertainment and ambience; 3 patios (two brick/one concrete with brick edging); two Trex decks (Maderia accent color) with gothic style iron powder coated railing; two outdoor built-in stone and brick with slab granite countertops entertainment/cooking centers, each with a BBQ (Vermont Castings Premium Series 5 burner), a stainless steel serving caddy and storage (one extra burner system); one outdoor stone and brick fireplace; entire back yard is fenced with traditional style powder coated iron railing with two gates for access; four sweeping curved stone and brick posts with lightings and topped with pineapple stone accents; outdoor in ground basketball hoop with lighting; English style grounds with extensive rose gardens; fruit trees, children's play area with play yard; meandering brick pathways throughout; circular drive with brick edging.

Smart House System (Residential System, Inc.): Full surround Media Room; Climate control through temperature sensors and touch panel screens, RG6 and CAT5 wiring throughout, with the ability to expand systems; integrated control through 3 AMX panels – ability to control all functions and select "home modes", lighting control through Lutron and Vantage systems-all lights can dim or be set on a timer, "scenes" can be set combining lighting, security and A/V features (including a server to download your favorite music); Security system includes camera's with video display, window and door sensors and keyless entry for garage man door with code recognition; telephone distribution with 24 port Ethernet Switch and LAN system; special Holiday light features, night light functions; 18 sets of speakers (interior and exterior) that allow for audio to be distributed through the house via a CD server and/or Comcast digital cable.