

## Lovely Quality Custom Home with Privacy & Views



Single Family



2340 SQFT



3 Beds



2/1 Baths



1 Car



0.47 Acre

## PROPERTY DETAILS

This delightful custom-built home, completed in 2009 is a true gem! The builder's personal home showcases craftsmanship and was thoughtfully designed - compact yet with spaciousness, flow and light throughout. Step inside & find hardwood flooring and 6-panel doors that bring warmth & charm. The kitchen is truly a chef's dream with plentiful alder cabinetry and amenities such as a Viking range & Bosch refrigerator & dishwasher pantry closet & expansive granite island with seating. Enjoy the spacious dining room too with Pella sliding glass doors to the outside. The open design leads you to the living room with a remote fireplace, built-in alder cabinets to match the kitchen, and a large sliding doors offering lovely views. The main level also features a powder room & cozy office/flex space. Work from home as the internet is excellent! Upstairs, find the expansive primary suite with vaulted ceilings, new Pella windows, lovely views thru' the picture window & a large walk-in closet. The 5-piece bath features a jetted tub & double vanity. A second very spacious bedroom is also en suite, with a lofted ceiling and full bath. The Trex deck outside the living room offers privacy, gas grill hook-up & a luxurious hot tub for watching the stars. There is ample parking on the crushed asphalt driveway & the garage has plentiful storage with an upper-level unit, 50-amp service & workshop space. Storage abounds with a large basement with shelving & additional "root cellar". This move-in ready home truly has everything you need including mini split AC, a whole house generator, low-maintenance stucco exterior, whole house fan, EV charger, security system, natural gas & more. No HOA! But this cohesive community offers lots



**Pandora & John  
 Erlandson**  
 303-888-6298  
 pandora@pandorajohnproperties.  
 com



**John Erlandson**  
 303-618-4900  
 john@pandorajohnproperties.com



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of activities. All this just 9 min from metro Denver access, many choices for hiking & biking trails within 7 minutes and a quick drive to Evergreen or Conifer for all the amenities.



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# 5254 Cheyenne Road, Indian Hills, CO 80454 — floorplan\_all\_0



TOTAL: 1905 sq. ft.  
 BELOW GROUND: 0 sq. ft. FLOOR 2: 952 sq. ft. FLOOR 3: 953 sq. ft.  
 EXCLUDED AREAS: ELECTRICAL ROOM: 88 sq. ft. BASEMENT: 261 sq. ft. PORCH: 63 sq. ft.  
 BALCONY: 250 sq. ft.

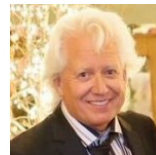
Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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<https://www.pandorajohnproperties.com>



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