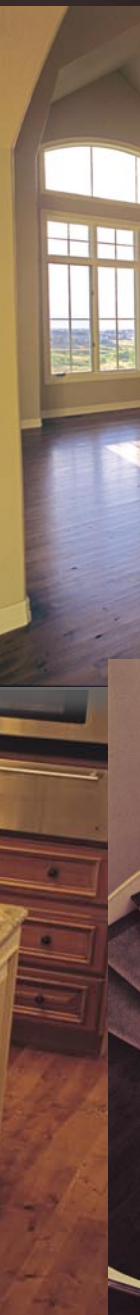


*10285 Dowling Court*





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**Room Sizes:**

**Master Bedroom:** 18'0 x 17'0

**Living Room:** 24'0 x 17'0

**Family Room:** 20'0 x 15'0

**Kitchen:** 15'0 x 27'0

**Dining Room:** 14'0 x 11'0

**Study / Den:** 17'0 x 13'0

**Finished Sq. Feet:** 7483



### **Exterior Features:**

“Old world” two-story estate, has volumes of stone, hard coat stucco, cedar corbel detailing, along with a flag-stone courtyard, covered entry, and planting bed. The side load – oversized four-car garage is easily assessable and yet hardly noticed. The rear yard setting has many opportunities to create, keep and maintain the dramatic views that exist off of the large deck and rear patio, (including an exterior fireplace) as well as various entertainment possibilities. The master bedroom also has its own private deck which has some of the best views as well as privacy.

### **Lot:**

.55 acre walk-out site backing to the Marcy Gulch open space corridor with incredible views of the southwest mountain range. The home is nestled among other prestigious homes at the end of a quiet cul-de-sac.

### **Interior Features:**

A minimum of 9’ ceilings on the main level including two-story volume in the great room and foyer, hand trowled drywall finishes, stained arch top alder doors throughout, 5 fireplaces, a turreted grand staircase, 5 bedrooms 7 baths, and dual computer desk area easily accessible from all secondary bedrooms. All bedrooms have their own tiled bath. The master bedroom has it’s own coffee bar with beverage center, an incredible bath that offers a steam shower, separate his and hers closets, a relaxing jetted tub and his and hers natural stone wrapped vanities. The finished walk-out basement includes an open theatre, billiard area, full bar with icemaker, micro, dishwasher and beverage refrigerator, exercise room with steam shower, and two separate stair cases for easy access.

### **Entry and Grand Tudor Circular Staircase:**

As you enter through the Alder entry door and sidelights, your site is drawn to the dramatic two story vault with an Alder railed bridge across and European chandelier. Through the entry columns you view the great room, which contains the massive window showing marvelous Mount Evans and a forefront of the Marcy Gulch open space.

### **Great Room:**

Knotty alder hardwood stained and sealed to perfection, highlight a two story grand fireplace containing a beam style mantle made just for those special holiday times.

### **Kitchen:**

The gourmet kitchen, nook and hearth room will meet the most discriminating chef’s demands, and includes Glazed cherry wood cabinets, knotty alder hardwood, natural stone backsplashes with under counter lighting, a Thermador commercial stainless steel dual fuel oven with six burners and griddle, dual ovens inset in the granite counters and stone backsplash. Two Bosch dishwashers, a G.E. Monogram Advantium microwave and warming drawer, a 48” paneled Thermador refrigerator, a veggie sink in the large center island as well as the main sink that looks out to the Rocky Mountains. Attached to the kitchen is the hearth room and nook that includes its own cozy fireplace. Enjoy the stunning sunsets from the huge deck accessed either from the nook or the kitchen.

### **Wet Bar and Dining Room:**

Fabulous for entertaining, the Butler’s pantry has a curved wet bar just adjacent to the kitchen, with its own temperature controlled wine cellar. Note the views from here as well as you look through the elegant dining room. The great room and dining room both contain majestic views of the Rocky Mountains as well.

### **Great Room:**

Knotty alder hardwood floor stained and sealed to perfection highlight a two story grand fireplace containing a beam style mantle, an alder main beam at the vaulted ceilings, and is made just for formal entertaining and special holiday times.

### **Grand Tudor circular staircase and Entry:**

Through the Alder entry door and sidelights, your site is drawn to the dramatic two story vault with an Alder railed bridge across and European chandelier. Through the entry columns you view the great room, which contains the massive window showing marvelous Mount Evans and a forefront of the Marcy Gulch open space.

### **Staircase:**

Coming from the garage, you will note the well located laundry and a second powder bath that leads right to an elegant wood end capped back staircase which provides access from either the garage or kitchen, down the lower level walk-out or the upper level and master suite. Extremely convenient!

### **Master Suite:**

The master suite is truly a place to unwind at the end of a long day. Note the fabulous turreted sitting area which accessed the view deck where you can see the beautiful sunsets over the Colorado offers! Detailed crown molding run throughout the master suite. A coffee bar with its own refrigerator and Glazed cherry wood cabinets is placed adjacent to the fireplace and bookshelves. From the great entry into the master suite, you step into the natural stone bath that contains a two person Jetta tub which has natural tile and his and hers closets with built in dressers, vanities with elegant stained framed mirrors as well as a steam shower inset with glass block and a full body spray to massage your wife’s cares.

### **Guest and Guest Bedrooms:**

Each of the additional bedrooms have their own well equipped baths, walk-in closet, are sizeable and have their own individuality. Weather its circular skylights or views, each person in this high quality you, your children and guests deserve.

### **Walk-out basement:**

Access to the walk-out basement is easy. An additional fireplace awaits you adjacent to the fully accompanied wet bar. Contained in the wet bar, you have all marble topped bar, stone backsplashes, glazed cherry wood cabinets, a G.E. beverage center, Bosch dishwasher, G.E. Microwave and another icemaker for additional convenience. The bar is an open theatre, fully pre-wired for your preference in equipment and an additional powder bath. More space provides for family gatherings and a game of pool and ping-pong. If exercise is your game, we’ve offered an additional room with access to the steam shower and bath that is attached to the private guest bedroom. Views are provided to the main and upper levels. Every room including the turreted guest room looks out to the open space and mountains as well!





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