

**Full Property View - Client**

3068 Thistlebrook Circle, Highlands Ranch, CO 80126

**\$599,000** - Coming Soon



Listing ID: **7769980**      MLS Status: **Coming Soon**  
 County: **Douglas**      List Price: **\$599,000**  
 Property Type: **Residential**      Original List Price:  
 Property Subtype: **Single Family Residence**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **Two**      Year Built: **2000**  
 Subdivision Name: **Kentley Hills**  
 Expected Active Date: **09/23/2021**  
 Listing Contract Date:      Spec. Listing Cond: **None Known**  
 Days in MLS: **0**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$622.88**  
 Tax Annual Amt: **\$2,910**      Tax Year: **2020**  
 Tax Legal Desc: **LOT 132 HIGHLANDS RANCH #122J 0.182 AM/L**

Recent: **09/16/2021 : Coming Soon : ->CSN**

**Interior Area & SqFt**

Building Area Total (SqFt Total): **2,325**      Living Area (SqFt Finished): **1,758**      Area Source:      **Public Records**  
 Above Grade Finished Area: **1,758**  
 Below Grade Total Area: **567**      Below Grade Finished Area: **0**      Below Grade Unfinished Area: **567**  
 PSF Total: **\$258**      PSF Above Grade: **\$341**      PSF Finished: **\$341**  
 Basement: **Unfinished**      Bsmnt Ceiling Ht:  
 Foundation:      Fireplace: **1/Kitchen, Living Room**  
 Heating: **Natural Gas**  
 Cooling: **Central Air**      HVAC Description:  
 Interior Features: **Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Jack & Jill Bath, Master Suite, Open Floorplan, Smart Ceiling Fan, Smart Lights, Smoke Free, Utility Sink, Walk-In Closet(s)**  
 Security Features: **Radon Detector**      Flooring: **Carpet, Tile, Wood**  
 Window Features: **Double Pane Windows**      Spa Features:  
 Appliances: **Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer**  
 Exclusions: **All garage shelving including mounted tire rack, kayak suspension system; all Ring equipment including doorbell and cameras; all Echo equipment; decorative wall shelving and curtains in boys room; master bedroom curtains, rod, and mounted tie backs; Seller`s personal property including patio furniture, fire pit, grill.**

**Bed & Bath Summary**

Bedrooms Total: **3**      Bathrooms Total: **3**      Bathrooms  
 Upper Level Bedrooms: **3**      Upper Level Bathrooms: **2**      Full: **2**  
 Main Level Bedrooms: **0**      Main Level Bathrooms: **1**      Three Quarter: **0**  
 Lower Level Bedrooms: **0**      Lower Level Bathrooms: **0**      Half: **1**  
 Basement Level Bedrooms: **0**      Basement Level Bathrooms: **0**      One Quarter: **0**

**Detailed Room Info**

Room Type	Rm Level	Dimensions	Description
Living Room	Main		Light and bright w/ huge NEW windows and soaring ceilings
Office	Main		Main floor
Dining Room	Main		Open to kitchen w/ sliders to backyard
Kitchen	Main		Open to dining, beautiful upgraded granite counters, bar seating
Laundry	Main		Wonderful pass-through mud room off garage, utility sink, sunshine
Bathroom (1/2)	Main		Main floor powder bath
Master Bedroom	Upper		Overlooks quiet backyard, your new retreat!
Master Bathroom (Full)	Upper		Double sinks, large walk-in closet, separate toilet room, upgraded tile
Bedroom	Upper		Secondary bedroom 1, shares jack and jill bath
Bedroom	Upper		Secondary bedroom 2, shares jack and jill bath
Bathroom (Full)	Upper		Jack and Jill, w/ plenty of counter space for both!

**Parking**

Parking Total: **2**      Garage Spaces: **2**      Offstreet Spaces: **0**  
 Parking Type      # of Spaces      Parking Length      Parking Width      Parking Description  
 Garage (Attached) **2**  
 Parking Features: **Concrete**

**Association Information**

Association Name:	Association 1	Association 2	Association 3
	<b>Highlands Ranch Community Association</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>(303) 791-8958</b>		
Association Website:	<b>https://hrcaonline.org/</b>		
Assoc Fee/Frequency:	<b>\$155.72 Quarterly</b>		
Assoc Fee Annual:	<b>\$622.88</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$622.88</b>		

Assoc Amenities: **Clubhouse, Fitness Center, Garden Area, Park, Playground, Pond Seasonal, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Trail(s)**  
 Restriction Covenants: **Deed Restrictions** Pets Allowed: Senior Community: **No**

**Site & Location Information**

Lot Size: **0.18 Acres / 7,928 SqFt** Fencing: **Full**  
 Current Use: **Corner Lot, Landscaped, Level, Sprinklers In Front, Sprinklers In Rear**  
 Lot Features: **Elementary School: Heritage / Douglas RE-1**  
**Middle/Junior Sch: Mountain Ridge / Douglas RE-1**  
**High School: Mountain Vista / Douglas RE-1**  
 Bldg/Complex Name: **School of Choice:**  
 Parcel Number: **R0411910** Zoning: **PDU**  
 Is Incorporated: **18** [View Walk, Bike, & Transit Scores](#)  
 Walk Score:

**Building Information**

Architectural Style: **Traditional** View:  
 Direction Faces: **West**  
 Construction Materials: **Frame** Exterior Features: **Garden, Lighting, Private Yard, Rain Gutters**  
 Roof: **Architectural Shingles** Builder Name: Builder Model:  
 Property Condition: **Updated/Remodeled** Pool Features: **Outdoor Pool**  
 Patio/Porch Feat: **Patio**

**Water & Utilities**

Water Included: **Yes** Water Source: Sewer: **Public Sewer**

**Green Features**

Current Financing: Green Energy Efficient: **Thermostat**

**Public Remarks**

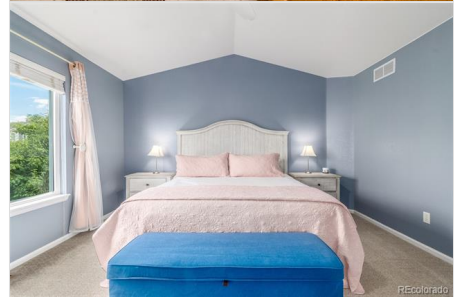
**Gorgeous, move-in-ready, with SO MANY BRAND NEW UPGRADES & UPDATES!!! Sunny, peaceful Kentley Hills home is nestled on a large corner lot, beautifully landscaped both front and back. Plenty of room to play and entertain! Updated paved back patio, indoor and outdoor speaker system. Whether you are enjoying a quiet morning coffee or grilling for the whole crew, the backyard is a gem! Main floor office, powder bath, laundry, open dining & kitchen with lovely granite counters and bar seating, cozy double-sided gas log fireplace, spacious living room with soaring ceilings, sparkling birch hardwood floors...and gorgeous, enormous, BRAND NEW windows letting sunshine stream in throughout the day and overlooking the park-like backyard. Three full bedrooms upstairs. Peaceful master with ensuite bath, double sinks, separate toilet room, and a large walk-in closet. Two secondary bedrooms share a full jack-and-jill bath. Unfinished basement with large egress window for easy possible finish-out of a 4th bedroom and bath\*\*Beautiful, immaculate, upgraded birch floors throughout the main floor\*\*All carpet upstairs and tile in master bath, new 2020\*\*Upgraded granite kitchen counters still under warranty\*\*Nest Thermostat\*\*New dishwasher 2020\*\*New Roof 2016 \*\*All new wireless ceiling fans only a couple of years ago\*\*New front door with split-screen 2019\*\*BRAND NEW WINDOWS 2021!\*\*BRAND NEW EXTERIOR PAINT 2021\*\*Brand new water heater 2021\*\*Energy Star Front Load Dryer New 2019\*\*Energy Star Front Load Washer New 2020\*\*Walking distance from Heritage Elementary and the Dad Clark Trails/Park!\*\*SHOWINGS BEGIN 12P THURS 9/23!\*\*Don't wait to make your appointment, BOOK NOW!\*\*Showings are already filling up and you have to see this one!!**



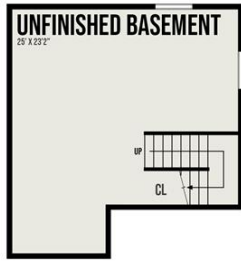
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3068 THISTLEBROOK CIR - BASEMENT



513 SQFT

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3068 THISTLEBROOK CIR - GROUND FLOOR



844 SQFT

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3068 THISTLEBROOK CIR - SECOND FLOOR



726 SQFT

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