



Built in 1993, this custom home on 2.5 acres located in rural Berthoud offers a tranquil setting with beautiful mountain vistas and within 45 minutes of downtown Denver or DIA. The unique design, conceived by the owner, takes advantage of the lot, orientation and views to strike the best balance between the environment and comfortable living. One of seven homes in Cathy's Pond cul-de-sac, the established neighborhood has mature landscaping with large multi-acre lots providing a country feel.



The house was positioned to take in Long's Peak as a primary focal point as well as the entire front range. Entering the foyer through the French doors into the great room with its cathedral ceiling, hickory floors, premium trim and prominent Anderson windows and doors provides a dramatic statement. Moving to the large eat-in kitchen with bay window on the east side of the house, you will find more great views.

A mix of cherry and maple custom cabinets, Corian slid surface counters/double sink and island, a Soapstone counter with farmer's sink, heated tiled floors, stainless dish



washer, Bosch gas stove, side by side refrigerator and electric oven, and a huge pantry makes this space a great gathering area. An adjacent dining room with hickory floor provides a formal option for entertainment. A large, tiled mudroom leading out to the 3 car garage includes a washer and dryer hookup, plenty of cabinet storage and counters and a stainless steel oversized sink. Making the 1st floor complete, the big master bedroom is just down the hall. The high

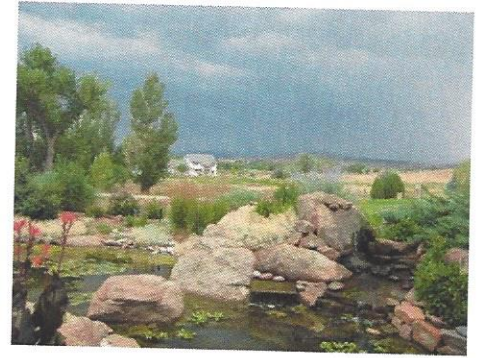
ceilings, sliders on 2 walls, additional windows bring the views back in focus. The master bath includes a walk-in shower, jetted tub, separate toilet and a 6' sink/counter with a heated tile floor. One can walk out to the private deck on the east or choose the west wrap-around deck that surrounds the great room.

From the great room, the 2nd floor includes built-in book cases at the top of the stairs. Looking west from the landing you will find a framed view of Long's Peak above the great room. Guest will enjoy 2 large bedrooms with a full bath and linen closet. Off one of the bedrooms is a large walk in attic providing great storage space.

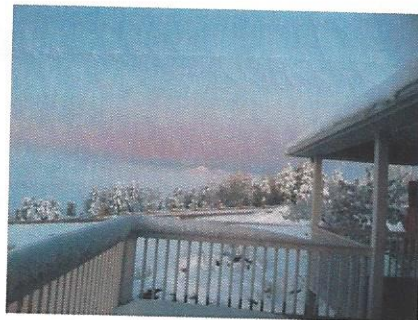
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Down the open stair case into the walkout basement with 9 foot tall ceilings, you will find a tiled foyer with access to a cozy bedroom including built-in custom cabinets, a full bath and cedar sauna. Adjacent to the foyer is a home theater, bar with stainless sink, custom cabinets, small frig and Corian counters. To keep things cozy there is a nice family room with a gas fireplace. The home office is located past the family room and is complete with custom cherry cabinets, wainscoting and hidden closet. The office can be a bedroom if needed. All rooms include large Anderson windows and/or sliders to bring the outdoors in. Walking outside from the foyer is a screened in porch with views of the pond and sculpture garden.



The house is heated by extremely reliable and efficient radiant heat throughout. For the hot days, central AC provides cooling and along with the foam insulated walls provide comfort assurance. There are ceiling fans in most rooms to move the air. The roof was new in September 2015 and has a transferable GAF warranty. Off the kitchen is a patio area with natural gas hookup and a fenced-in back yard. The expansive 3-car garage includes a built-in shop with plenty of storage and 220V power. There is a 10x24 shed located under the private deck to house your tools and equipment. The landscaping is sprinklered. Convenient parking for numerous RV's, trailers and boats is expansive.



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