



**\$1,000,000**

5280 RED PASS Ln  
Castle Rock, CO 80108

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2,859 Sq Ft  
\$350 / Sq Ft



**Courtesy of**  
Chris Haug

COLDWELL BANKER RESIDENTIAL 26

**Phone:** 303-470-6523  
**Office:** 303-779-9501  
**Fax:** 303-740-8328  
**Email:** CHRIS@AVALANCHEREALTY.COM  
**Website:** WWW.AVALANCHEREALTY.COM



Listing Office: COLDWELL BANKER RESIDENTIAL 26

M845786-RA





<b>Address:</b> 5280 RED PASS Ln	<b>Property Type:</b> Residential	<b>List:</b> \$1,000,000
<b>Listing #:</b> 845786	<b>Status:</b> Active	<b>PSF:</b> \$349.77
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$205.42
<b>Area:</b> DCW Douglas Co West	<b>PIN:</b> 670722304024	<b>County:</b> Douglas
<b>Type:</b> Detached Single Family	<b>Sub Area:</b> CASTLE PINES VILLAGE FILING 3	<b>City:</b> Castle Rock
<b>Style:</b> Ranch/1 Story	<b>Architecture:</b> Contemporary	<b>Zip:</b> 80108
<b>Faces:</b>	<b>Construction:</b> Stucco, Rock	<b>Year Built:</b> 2008
<b>NS Direction:</b> South #:	<b>Roofing Material:</b> Concrete Tile	<b>Builder:</b> Custom
<b>EW Direction:</b> West #:	<b>Car Storage:</b> Garage,Attached	<b>Model:</b>
<b>Map / Section:</b> 466 H	<b>Car Spaces:</b> 3	<b>Lot Size:</b>
<b>HOA Name:</b>	<b>School District:</b> Douglas County	<b>Acres:</b>
<b>HOA Phone:</b>	<b>Elementary:</b> Buffalo Ridge	<b>Zoned:</b> res
<b>HOA Quoted:</b> \$244, Monthly	<b>Junior High:</b> Castle Rock	<b>Taxes:</b> \$9,912
<b>Multiple HOAs:</b>	<b>Senior High:</b> Castle View	<b>Unincorporated:</b>
<b>HOA Includes:</b> Clubhouse,Community Pool,Tennis Courts,Trash Removal		<b>Horses:</b>

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3		2		1
<b>Bathrooms</b>	4		FFH		T
<b>Square Feet</b>	2,859		2,859		2,807
<b>Finished Sq Ft Total:</b>	4,868	<b>Total Sq Ft:</b> 5,666		<b>Date Measured:</b> 01/27/10	
<b>Basement:</b> Full, Walk-Out		<b>Bsmt Finished:</b> Partially		<b>Bsmt % Finished:</b> 90	
<b>Master Bedroom:</b> 18x17	Main	<b>Living Room:</b> 21x17		<b>Water:</b>	
<b>Family Room:</b> 23x16	Basement	<b>Dining Room:</b> 18x12		<b>Sewer:</b>	
<b>Study / Den:</b> 13x13	Main	<b>Kitchen:</b> 25x14			
<b>Laundry Loc:</b>		<b>Heat:</b> Gas, Forced Air			
<b># of Fireplaces:</b> 3		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b> Living Room,Family Room		<b>Subfloor:</b>			

**Description:** Air Condition-Central,Ceiling Fan,Covered Patio,Cook Top,Cul-De-Sac,Double Pane Windows,Deck,Double Oven,Dishwasher,Eating Space/Kitchen,Formal Dining,Five Piece Bath,Golf Community,Garage Door Opener,Great Room,Jet Action Tub,Kitchen Island,Master Bathroom,Microwave Oven,Media Room,Pool Community,Pet Free,Patio,Refrigerator,Security Entrance,Smoke Free,Sprinkler,Tile Floor,Vaulted Ceiling,Window Coverings,Walk-In Closets

**Public Remarks:** Incredible ss opportunity. Gourmet kitchen. Fireplaces in outdoor living spaces. Fully finished walkout basement. Highend finishes throughout. Quiet cul-de-sac location. Stamped concrete patio. Slideout cabinets throughout.

**Broker Remarks:** Offers subject to bank approval. One bank. Call for details.

**Directions:** Happy Canyon Rd to gated Castle Pines Village entrance. Inform guard of showing. Left on Prospect. Right on Mirage. Right on Red Pass Lane.

<b>Loan Balance:</b>	<b>Terms:</b> Conventional,VA,Cash,Short Sale	<b>Additional Terms:</b>
<b>Buyers Agency:</b> 2.50	<b>Prospect Reservation:</b> No	<b>Listor Phone:</b> 303-917-4882
<b>Trans Broker:</b> 2.50	<b>Limited Service:</b> No	<b>Office Phone:</b> 303-779-9501
<b>Variable Commissions:</b> No	<b>Entry Only:</b> No	<b>Showing Phone:</b> 303-573-7469
<b>Listor:</b> Chris Haug	<b>Exclusive:</b> Exclusive Agency	<b>Fax:</b> 303-568-7529
<b>Listing Office:</b> COLDWELL BANKER RESIDENTIAL 26	<b>Current List Date:</b> 01/28/10	<b>Email:</b> CHRIS@AVALANCHEREALTY.COM
<b>Office ID:</b> CBR26	<b>Original List date:</b> 01/28/10	<b>URL:</b> WWW.AVALANCHEREALTY.COM

**Legal:** LOT 5280 CASTLE PINES VILLAGE 32-F 0.402 AM/L

**Exclusions:** See listing agent.

**Earnest Check To:** Security Title

**Possesion:** Negotiable

**Minimum Earnest:** \$10,000

