



Features of
3192 Gold Yarrow Lane
Evergreen, CO 80439-9243

Outside

Large lot, Cul de Sac with lots of privacy
Invisible fence to keep dogs contained (HOA does not permit regular fences)
Professionally landscaped with lots of boulders, water feature, stone terraces
Partial automatic sprinkler (where sod is located around home)
House painted July 2015
Driveway sealed in August 2015
New septic pump & related electric equipment early 2015
Added air conditioning (2nd floor only) seldom used but nice when needed!
New hail resistant roof 2009 (rated as "lifetime roof" by manufacturer)
Front porch with benches and Trex decking
Beautiful view of Mt. Evans and other mountains

Garage – 11' ceilings

Floor finished with composite design
Workbench, cabinets and stool all convey
Custom-built storage loft in garage (attic)
Walls finished with pegboard for space-efficient storage

Basement

Step-up movie room with 8 recliners, projector, speakers, control, DVD player, Roku (to download movies) and big screen. (all convey)
Ceiling cove in main room – 12' ceilings
Two storage rooms with custom-built heavy-duty wood shelving
Utility room also has plenty of room for storage
Full-size refrigerator/freezer in one storage room
Bar/kitchenette in basement with dishwasher, small bar refrigerator
Cabinets with built-in wine rack

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1st Floor

Two-story foyer with log accents

Tiled laundry/mud room with utility sink

Raised front load washer/dryer on storage drawers

Wood trimmed French door with screened side-lights leading to deck

Gas fireplace with log mantel in family room

Walk-in pantry

42" cabinets in kitchen, refrigerator, dishwasher, microwave/convection, range-oven



2nd Floor

Safety stairwell lighting going up stairs

Vaulted ceiling in Master bedroom

Sitting room w/gas fireplace and small balcony adjoining master bedroom

Coffee "bar" with small wet sink and cabinets in sitting room

Walk-in closet in Master bedroom

Jacuzzi tub in Master bath

Huge bonus room with vaulted ceiling

2 additional bedrooms, one full bath

Central Air Conditioning installed on 2nd floor only

General

Every room hardwired (CAT-5) for internet/phone, including movie room (great for movie downloads)

Stained, 6-panel solid wood doors and window sills throughout home

Hunter brand 2" wood blinds in all windows (Window coverings optional at buyer's wish)

Double paned windows

6-ceiling fans throughout house

Views from every window

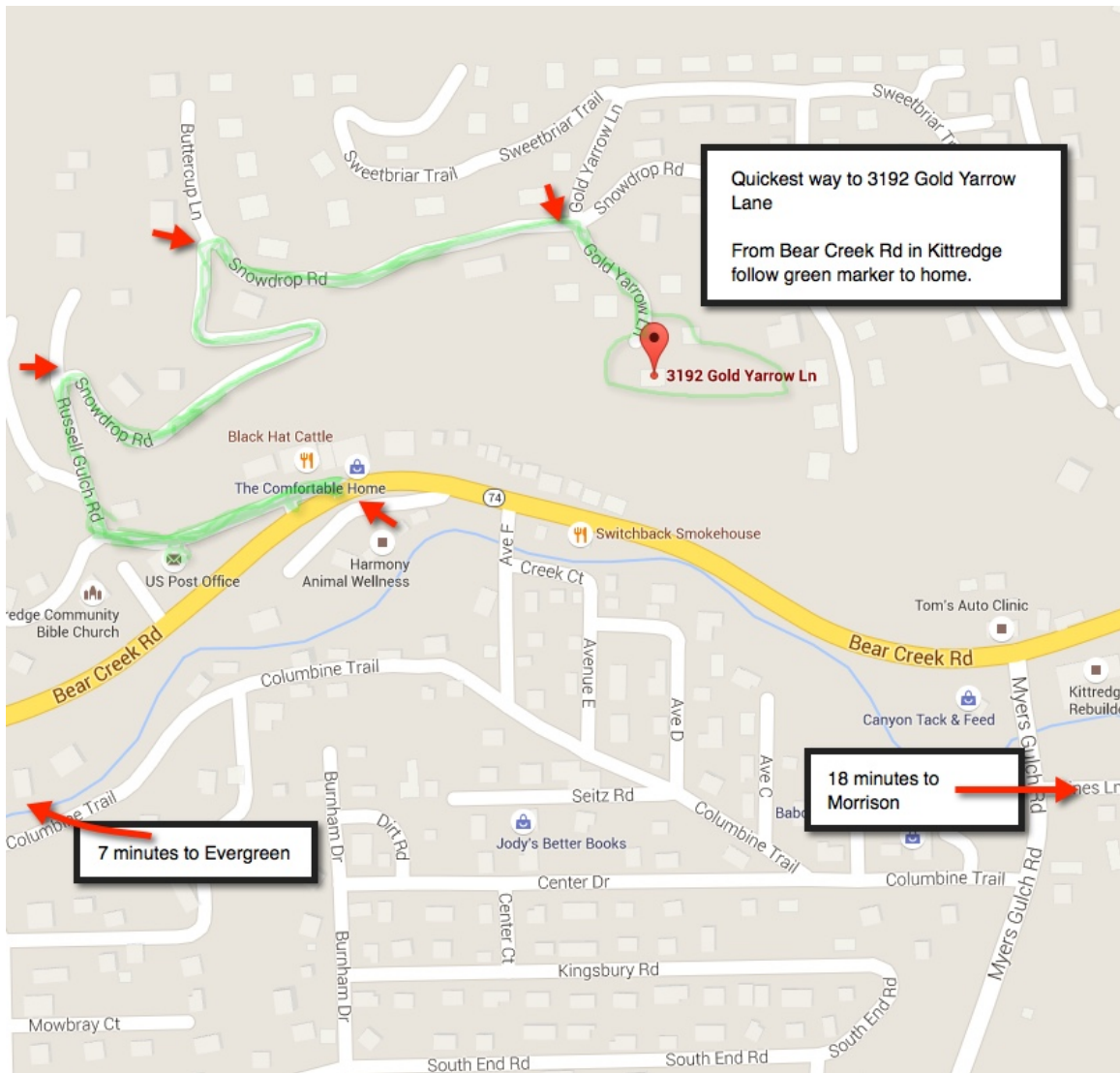
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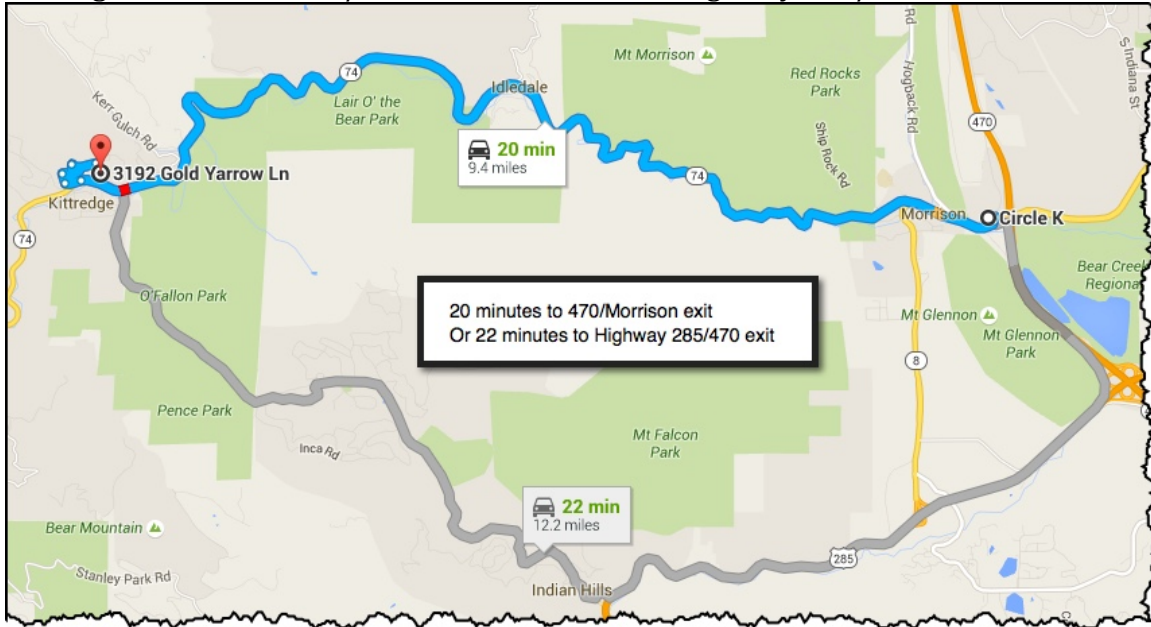
Directions to 3192 Gold Yarrow Lane, Evergreen, CO 80439



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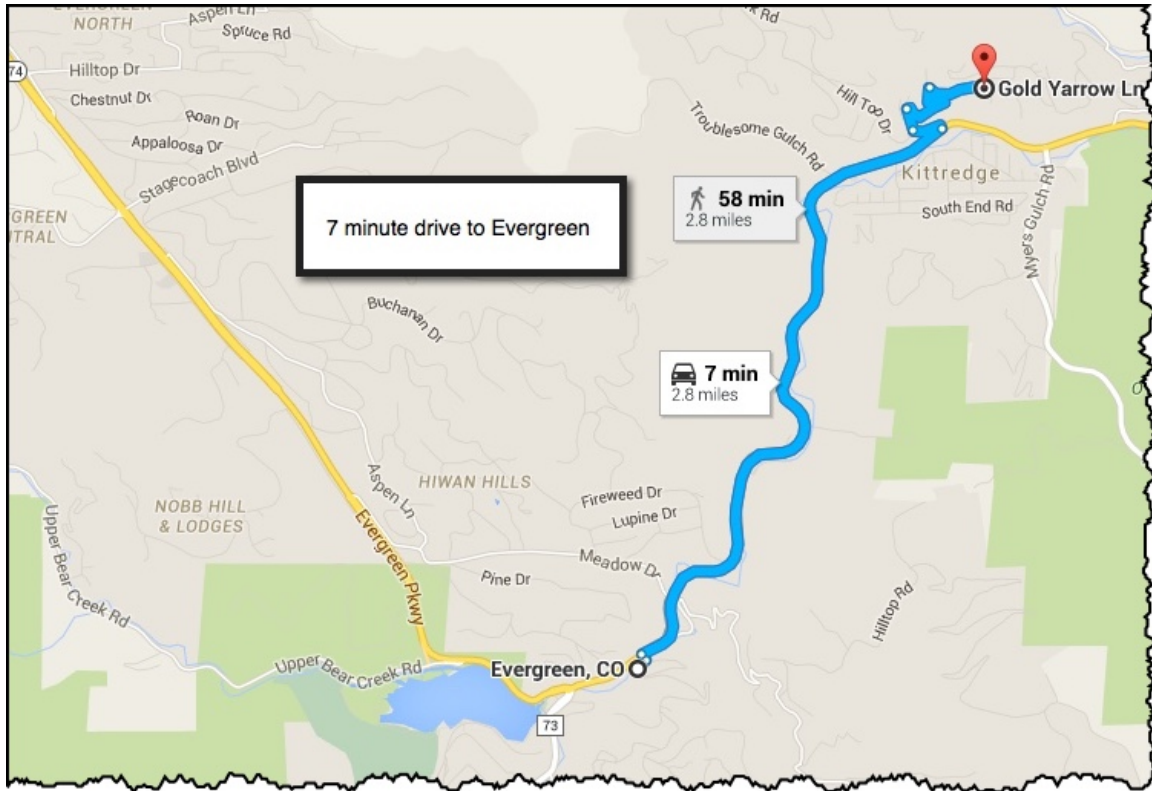
Driving time to Morrison/470 Exit or alternative Highway 285/470 Exit:



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Driving time to Evergreen



Driving time to Denver International Airport is 55 minutes as per Google Maps.

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