

# PROPERTY FEATURES:

3675 S PERRY PARK ROAD  
SEDALIA, COLORADO



## PROPERTY OVERVIEW

- A historic estate on 17 acres surrounded by serene trees and breathtaking mountain views.
- Property includes revered residence, guest house with full kitchen and two bedrooms, 5-car garage, large pool with pool house, and hot tub.
- The grounds are an outdoor paradise with decks, and patios, room for horses, sporting clays, target shooting, and recreating in the nearby Pike National Forest.
- The estate has been previously featured in Architectural Digest and hosted head of states and Presidents.
- The land was originally owned by the Sinclair family in the 1950s, who owned most of Perry Park in the day.
- Private gated entrance, gravel driveway.
- Located on paved road, maintained year-round
- Options for livestock and adding barn or riding structure.
- Adjacent to 300 acres of private land.

- Agricultural One zoning, Douglas County.
- 2023 Taxes: \$8,597.
- No covenants or HOA.

## RESIDENCE

- Expansive mid-century-modern ranch with walk-out basement
- Square footage: 7,037 finished; 8,367 total; 4,562 above grade, 3,805 below grade total
- Four bedrooms: main-floor primary, three on lower level
- Six bathrooms: powder, primary bath, and  $\frac{3}{4}$  bath on main, two full and power on lower level
- Many original features including doors, doorknobs, handles, and hinges, wall paneling and wainscoting, crystal chandeliers, and windows.
- Flagstone floors throughout most of home
- 10-foot ceilings on main level
- Full-length southwest facing deck, lower patio, and large flat lawn

## MAIN LEVEL

### Entry

- Foyer with unobstructed views of mountains.
- Stunning 10-foot, hand-carved double doors with original hardware and hinges, windows that open, and wrought-iron detailing.
- Landing with curving staircase to basement, curved glass block wall, and wainscoting.
- Updated powder bathroom and two large coat closets off entry.

### Formal Living Room

- Wall of windows, overlooking mountain views and towering trees, with rose granite windowsills.
- Wood-burning fireplace with rose granite accents and hand-carved mantel.
- White wainscoting and wall paneling.
- Crystal chandelier.
- Walkout to deck.

### Dining Room

- Oversized dining room perfect for entertaining
- Wall of windows overlooking scenic views and walk-out to deck
- Crystal chandelier and wall sconces

### Library

- Sophisticated library with hand-carved woodwork, floor-to-ceiling built-ins, and lighted art nooks.
- Wood-burning fireplace with carved stone accents.
- Coffered wood ceiling with two chandeliers and decorative ceiling medallions.
- Hidden wet bar with sleek finishes, ice maker, custom hinge doors, and serving access to laundry room

### Kitchen

- Large island with leathered granite countertops and dual sinks.
- Abundant storage and prep space, marble countertops.
- KitchenAid convection oven, cooktop, and range hood.
- KitchenAid built-in convection oven and microwave.
- Fisher and Paykel fridge with freezer drawer.
- Two GE® dishwashers.
- Trash compactor.
- Dumbwaiter.
- Huge pantry with fridge, counter storage, and floor-to-ceiling shelving.
- Mudroom area with door to front entry.
- Coffered ceiling with wooden-face ceiling medallions.
- Two skylights.
- Wood-burning stove.
- White brick accent wall.
- Corner window with window planter boxes.

### Laundry Room

- Lots of built-in storage and workspace
- GE washer and dryer
- Access to the library through a serving window (pocket doors).
- Bathroom with stall shower

## Primary Suite

- Multi-room with bedroom, deluxe bathroom, and convenient office with fireplace and private deck
- Updated bathroom features freestanding tub, glass steam shower, marble vanity with sitting area, white cabinetry, and built-in storage.
- Two large walk-in closets, one cedar lined, and lots of built-in storage

## LOWER LEVEL

- Landing with mid-century modern built-in shelving and storage closets
- Rec room with fireplace, room for game tables, wet bar, and walk-out to backyard
- Three spacious bedrooms, crystal two share a full bathroom, one private ensuite
- Wine cellar
- Large storage room and utility room with access to dumbwaiter.
- Powder bathroom with exterior access door leading to hot tub

## Miscellaneous

- Tankless water heater
- No AC in any of the buildings.

## OUTSIDE

- Full-length southwest facing deck, lower patio, large flat lawn, and above ground hot tub
- Flagstone patios and walkways
- Yard knight not included.

## GUEST HOUSE

- Ground level entry, open tread staircase to upper living level.
- Full updated kitchen with electric range, convection oven, dishwasher, and dining area
- Living room with wood burning fireplace and wall of windows and sliding door to covered deck
- Two bedrooms with walk-in closets share a full updated bathroom
- Newer windows and lighting

## GARAGES

- Five garages: two two-car, one single
- Water spigot in two-car garages
- Auto garage door openers

## POOL

- Large pool with diving board
- Spacious pool deck with covered sitting area
- Glass privacy fence overlooking property and mountain views
- Pool house with two changing rooms, a powder room, outside shower, and kitchenette



# BOUNDARY OUTLINE MAP

---

3675 S PERRY PARK ROAD | SEDALIA, COLORADO | 17.32 ACRES



\*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.