

PROPERTY FEATURES: 8758 WITEZ COURT PARKER, COLORADO



PROPERTY OVERVIEW

- Architecturally exquisite, custom home on over four acres in Colorado Golf Club.
- Spectacular outdoor living with saltwater pool, spa, expansive patios, and outdoor fireplace and fire pit.
- Guest house with main-floor living, full kitchen, bedroom, bathroom, and private garage.
- Beautiful Pikes Peak and Front Range views from almost every window, including year-round views of incredible Colorado sunsets.
- Porte-cochere and circular driveway.
- Builder: Masterpiece Custom Builders.
- Architect: Godden/Sudik.
- Designer: Karen Brgoch.
- Private, gated community with manned gate.
- Residence enjoy exclusive access to Betts Lake and top-tier golf amenities with membership.
- HOA dues: \$422 annually to Colorado Golf Club, \$635 quarterly to Reata South Metro District.
- 2024 Taxes: \$32,597.

RESIDENCE

- Two-story home with walk-out basement.
- Pikes Peak and Front Range views from almost every window.
- Square footage:
 - Main house above grade: 5,031
 - Finished: 8,630 (above + basement + guest)
 - Basement finished 2,444
 - Basement total: 3,139
 - Total: 9,325 (finished + unfinished)
- Six bedrooms: main-floor primary, three upstairs, one lower level, and one in guest house.
- Nine bathrooms: two powder room and primary bath on main, three ensuites upstairs, two in basement, and one in guest house.
- Six fireplaces: great room, primary bedroom, basement, outside, fire pit, and guest house.

**To view the video, property website,
and more photos, visit:**

www.8758Witez.com

RESIDENCE (CONT.)

- Oversized three-car garage attached to house, plus single-car attached to guest house.
- Crafted with meticulous detail and high-end finishes.
- Wide-plank white oak flooring across main level
- Most interior light fixtures are Restoration Hardware® or from boutique design stores.
- Professional landscaping, grassy lawns, and sidewalks surround the house.

MAIN LEVEL

Entry

- Covered front porch with sitting area.
- Solid Knotty Alder door with sidelights and transom window.
- 22-foot, two-story ceiling with natural wood beams and iron chandelier.
- Staircase to upper level with white oak flooring, black wrought-iron banister, and wall sconces, staircase to lower level.
- Powder bathroom off entry with Restoration Hardware® vanity and mirror, and quartzite countertop

Great Room

- 22-foot ceiling with natural wood beams and Restoration Hardware® iron chandelier.
- Two NanaWall® folding glass doors open to the covered patio.
- Oversized gas fireplace, surrounded by custom metal work and topped with a white oak beam.
- Open to kitchen, entryway, and upper level.
- Clerestory windows.

Kitchen

- Thermador® gas range with dual convection oven, six burners, griddle, and range hood.
- Thermador® built-in convection oven and microwave.
- Thermador® 60-inch, side-by-side, built-in refrigerator/freezer.
- Two Thermador® dishwashers.
- Huge center island, with contrasting dark Alder cabinetry and breakfast bar seating for five.
- Custom white cabinetry, runs to the ceiling with a ladder rail.
- Countertops: quartzite slab on island, Caesarstone around the perimeter.
- White oak ceiling and lintel beams
- Subway tile backsplash.
- Restoration Hardware® lighting in kitchen and eat-in nook - iron pendant lighting and wall sconces, plus recessed lighting.
- Tons of storage and prep space.
- Open shelving.
- Eat-in nook overlooking pool with walkouts on both sides.
- Huge walk-in pantry with system, chalkboard, and barn door entry.
- Butler's pantry / coffee bar with drink fridge and open shelving, adjacent to pantry and formal dining room.

Dining Room

- Room for dining table with seating for 8-10
- Tray ceiling with white oak beams and beaded chandelier.
- Three large windows overlooking the front porch.



Primary Bedroom

- Spacious, room for king bed and sitting area.
- Floor-to-ceiling, hand-picked Lavon Gray natural stone fireplace, with white oak beam mantel and TV nook.
- White oak floors.
- Double door entry.
- 14-foot vaulted ceiling with white oak beams and beaded chandelier.
- Walkout to covered patio.
- Feature wall with textured wallpaper.

Primary Bathroom

- Freestanding soaking tub.
- Large walk-in steam shower, with dual shower heads, black grid glass, subway tile, and bench.
- Large walk-in closet with custom cabinetry, center island, and access to laundry room.
- Dual, Restoration Hardware® vanities and mirrors.
- Restoration Hardware® lighting.
- Quartzite countertops.
- Herringbone-patterned wood tile floors.
- Pikes Peak and mountain views.
- Private toilet.
- Double door entry.

Laundry Room

- Quartz countertop, utility sink, and storage.
- White oak counter topping washer and dryer for additional work space.
- Hexagon black tile flooring.
- Access to primary closet.

Office

- French door entry.
- 14-foot vaulted ceiling with Restoration Hardware® chandelier.
- Restoration Hardware® art light.

Mud Room

- Herringbone patterned, ebony slate tile flooring.
- Built-in bench with five cubbies and storage.
- Built-in desk with white oak countertop and drawer storage.
- Restoration Hardware® lighting.
- Shiplap accent walls.
- Door to garage, front porch, and pool.
- Second staircase to upper level.
- Powder bathroom with Restoration Hardware® vanity and mirror, black mist granite countertop, and shiplap walls.

GARAGE

- Three-car with double doors.
- Epoxy flooring with floor drains.
- 12-foot ceiling.
- Two exterior access doors.
- Heated.
- Pet wash.

UPPER LEVEL

- Landing/loft with white oak flooring, open to main level with black wrought-iron banister
- Second staircase leads to mud room
- Three bedrooms with private ensuites.
- Laundry closet, tower layout.

Bedroom

- Vaulted 12-foot ceiling.
- Built-in shelving and window bench (included).
- Walk-in closet with custom cabinetry.
- Sliding barn door to bath.
- 3/4 ensuite with PentalQuartz® vanity and frameless, walk-in shower with bench.

Bedroom

- Built-in window bench with open shelving and drawer storage.
- Dual sliding doors to separate office/sitting area with shiplap accent walls.
- 13-foot vaulted ceiling with beaded chandelier
- Walk-in closet with shelving system.
- 3/4 ensuite with Caesarstone quartz vanity with brass hardware, frameless walk-in shower with bench, and shiplap accents.

Bedroom

- Built-in window bench with open shelving and drawer storage, Pikes Peak and mountain views.
- 12-foot vaulted ceiling with rustic chandelier.
- Natural shiplap accent wall.
- Dual walk-in closets with shelving system.
- Sliding barn door to bathroom.
- 3/4 ensuite with Caesarstone quartz vanity, frameless walk-in shower with bench.

LOWER LEVEL

- One bedroom and two bathrooms, full and ¾, with Restoration Hardware® vanities and mirror.
- Deep, under staircase storage room.
- Walk-in storage closet with shelving.
- 10-foot ceiling.

Recreation Room

- Very spacious, two-part room with sitting areas, wet bar, and room for multiple game tables.
- Gas fireplace with floor-to-ceiling natural shiplap accent.
- Walkout to covered side patio
- Sliding barn door to mechanical / unfinished space.

Wet Bar

- GE® refrigerator with drawer freezer.
- GE® Cafe dishwasher
- Bar top seating for five
- Quartz countertops
- Dark cabinetry with brass hardware and knobs.
- Floating open shelving and lots of cabinet storage.
- Subway tile backsplash to ceiling.
- Sink with garbage disposal.



MISCELLANEOUS

- Eight-foot doors throughout
- Light trowel walls
- Whole house audio with built-in speakers
- Black-framed windows throughout.
- Three furnaces.
- Three AC units.
- Radon mitigation system.
- Custom closet cabinetry.
- Custom millwork.

OUTSIDE

- All exterior lighting is Restoration Hardware®.

Covered Patio

- Wrap-around, covered patio opens to the pool deck with huge Pikes Peak views
- Floor-to-ceiling, hand-picked Lavon Gray natural stone fireplace with TV nook.
- Room for multiple sitting and dining areas
- Tongue-and-groove ceiling with built-in speakers.
- Adjacent, spacious pool deck with multiple sitting areas and built-in gas fire pit

Pool

- Saltwater heated pool and spa
- 20' x 40'
- Dual sloped, 3'6" deep on both ends and 5' deep in middle.
- In-pool sun shelf.
- Linear waterfall from spa
- Electric cover on both pool and spa.
- Fenced-in with dual gates opening to flat lawn.

GUEST HOUSE

Living Room

- Wide plank white oak flooring.
- Floor-to-ceiling, hand-picked Lavon Gray natural stone fireplace with white oak mantel and TV nook.
- 13-foot vaulted ceiling with beams and iron chandelier.
- Open to kitchen and dining area.

Kitchen

- GE® refrigerator with freezer drawer.
- GE® gas range with 6 burners, dual convection ovens, and range hood.
- GE® microwave.
- GE® dishwasher.
- Island with seating and quartzite countertops.
- Plenty of prep space and storage with pantry system.
- Dining nook.
- Subway tile backsplash.

Bedroom

- Spacious, room for king bed and sitting area.
- Large windows with Pikes Peak views.
- 13-foot vaulted ceiling with iron light fixture.
- Large walk-in closet with organization system and barn door entry.

Bathroom

- Frameless walk-in shower with bench.
- Black mist granite vanity.
- Subway tile wainscoting and shower surround.
- Dual access from hallway and bedroom

MISCELLANEOUS

- Knotty Alder front door, matches main residence
- Secondary, drive-up covered entry with French doors
- Washer/dryer closet with storage.

GUEST GARAGE

- Single car
- 15' wide by 25' deep.
- 12-foot ceiling.
- Epoxy flooring
- Mechanical closet with access to water heater
- Exterior access door leads to porte-cochere and circular driveway.

BOUNDARY OUTLINE MAP

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8758 WITEZ COURT, PARKER, COLORADO | 4.12 ACRES



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

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