

# PROPERTY FEATURES:

7615 LEMON GULCH WAY  
CASTLE ROCK, COLORADO



## PROPERTY OVERVIEW

- An estate, overlooking beautiful blue water and majestic views of the Rocky Mountains, crafted with vision and timeless design.
- Set on 26 private acres in a gated community with direct access to the Rueter-Hess Reservoir.
- Unobstructed views of the lake and the Rocky Mountains, including Pikes Peak, from almost every window.
- Fantastic outdoor living with decks, patios, hot tub, fire pit, and outdoor kitchen with pizza oven.
- Designed with self-sufficiency: full-house solar with 80-hour battery, commercial generator with backup generator, and two 1,000-gallon vehicle fuel tanks - can either be gas or diesel.
- Outdoor fun with zip line, batting cage with professional pitching machine, and swing.
- Greenhouse heated with water and electricity, plus chicken coop with electric fencing.
- Raised garden beds with irrigation, plus 18 fruit trees.
- Oversized three-car garage with EV charger, workbench, and storage.
- Private gated entrance featuring a newer driveway gate with camera and app control for codes and gate operation.
- Snow-plow service coordinated with community.
- Paved roads all the way to the property.
- Fenced pastures and land for grazing.
- Fuel type: propane - two 1,000-gallon tanks, owned.
- Well Permit Number: 264812.
- On septic system.
- HOA dues: \$5,600 annually – includes ground maintenance and snow removal.
- 2024 Taxes: \$15,381 - with AG status (lower taxes).

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

**[www.7615LemonGulch.com](http://www.7615LemonGulch.com)**

## RESIDENCE

- Two-story home with walk-out basement.
- Square footage:
  - Above grade: 6,418 sq ft.
  - Finished: 10,846 sq ft.
  - Lower level finished: 4,428 sq ft.
  - Lower level total: 4,531 sq ft.
  - Total: 10,949 sq ft.
- Seven bedrooms: primary and guest suite on main level, two bedrooms with private ensuites upstairs, and three bedrooms on lower level, two with private ensuites.
- Eight bathrooms: three on main level, two upstairs, and three downstairs.
- Four fireplaces: great room, living room, primary bedroom, and outside fire pit.
- The home features private spaces for guests.
- Newer windows and French doors throughout house.
- Automated Hunter Douglas window coverings on main level and loft.
- Fresh interior and exterior paint, plus newer flooring throughout.
- All cabinets refurbished.
- Sonos® sound system with interior and exterior speakers.
- New TVs throughout, with advanced remotes, (each valuing \$700+), included.
- Built in 2007.

## MAIN LEVEL

### Entry

- Double door entry, made with wood, glass, and iron detailing.

- Two-story ceiling with antique crystal chandelier from a French chateau.
- Straight-through views of water and mountains.
- Marble tile flooring throughout the main level.
- Curving staircase with wood and iron banister, and deep under-staircase storage closet.

### Living Room

- 22-foot, two-story ceiling with ceiling fan.
- Gas fireplace with carved marble mantel.
- Columns and archways open to the dining room.
- Automatic blinds on windows.
- Built-in speakers.

### Dining Room

- Spacious with room for large table, built for gatherings.
- Tray ceiling with two chandeliers, and five wall sconces.

### Butler's Pantry

- Miele® dishwasher, KitchenAid® wine cooler, and sink.
- Ample prep and storage space.

### Kitchen

- Huge center island with tons of prep space.
- Two built-in, GE® refrigerators, with French doors and lower drawer freezer.
- GE Monogram® 48-inch gas range with 6 burners, griddle, and dual ovens plus range hood.
- Signature® built-in double ovens with convection cooking and KitchenAid® warming drawer.
- Miele® full-sized dishwasher, Whirlpool® ice maker.
- White cabinetry and granite countertops.
- Appliance garage and extensive cabinet storage.
- Under-cabinet and above-cabinet lighting.
- Large walk-in pantry, plus butler's pantry.





## Kitchen (cont.)

- Breakfast bar seating and eat-in area.
- Double door walkout to main-level deck and access to north-side deck.
- Planning desk with built-in storage.
- Bathroom off kitchen with shower.

## Great Room

- Vaulted 19-foot ceiling with wood beam and ceiling fan.
- Large windows with mountain views and automatic blinds.
- Gas fireplace with carved stone mantel.
- Wood floors, large window bench with storage, and built-in speakers.
- TV with Apple TV included.
- Countertop and glass display cabinets.

## Laundry Room

- Whirlpool washer and dryer, included.
- Pet wash.
- Ample workspace with sink and storage space.

## Garage

- Three-car oversized garage with epoxy flooring.
- 14-foot ceilings.
- Workbench and storage plus utility sink.

- Full sized refrigerator and ice maker.
- EV charger included.
- Steps into house.

## Primary Suite

- Spacious room with sitting area.
- Gas fireplace with carved stone mantel.
- Expansive windows, with mountain, Pikes Peak, and water views, and automatic blinds.
- 15-foot vaulted ceiling with fan and built-in speakers.
- TV with Apple TV included.
- Outlets for art lighting.

## Primary Bathroom

- Granite dual vanities with extensive storage, plus makeup vanity.
- Jetted soaking tub and walk-in shower with bench.
- Water closet with heated, automatic toilet.

## Primary Closet

- Spectacular large walk-in closet with custom shelving, floor-to-ceiling storage with pull-down clothing racks, and peninsula.
- Separate cedar closet.

## Office

- French door entry with wood floors.
- Pikes Peak and mountain views.
- Built-in bookshelves and storage closet.
- 12-foot ceiling with fan.

## Guest Suite

- Access to front porch with Pikes Peak and mountain views.
- 12-foot ceiling and walk-in closet.
- 3/4 ensuite bathroom.

## UPPER LEVEL

### Loft

- Spacious and open to the level below.
- Access to west-facing viewing deck overlooking water and mountains.
- Additional small room ideal for office, craft space, or playroom.

### Upstairs Bedrooms

- One bedroom with arched window, ceiling fan, walk-in closet, and full ensuite.
- Another bedroom with water views, an extra-deep two-part walk-in closet, and full ensuite.
- Bathrooms feature dual sinks and granite vanities.

## LOWER LEVEL

### Recreation Room

- Space for sitting and game tables, walk-out to lower patio, and Italian villa mural wall.
- Second kitchen with KitchenAid® full gas range and drawer dishwasher with top and bottom loading, Sharps® microwave, and rear wine room with stained-glass window with backlighting.

## Theater Room

- Theater with new 4k projector, wall screen, and surround sound with 9 speakers.
- Stadium seating with twelve motorized recliners.
- Apple TV, PlayStation with driving simulator, Wii, and stadium seating included.

## Bonus Room

- Large bonus room with double-door entry, ideal for office, gym, or music room,
- Access to large unfinished storage room.

## Laundry Room

- Second laundry with Samsung washer/dryer.
- Full-size fridge, and sink.

## Lower Level Bedroom

- Two bedrooms with walk-in closets and 3/4 ensuite bathrooms with dual sinks.
- Additional bedroom with adjacent full bathroom.

## MISCELLANEOUS

- Full-house fire sprinkler system.
- Central vacuum with three attachment sets, one for each level.
- Whole house water softener.
- Radiant heat plus furnace.
- Supercharger hot water, never run out of hot water throughout house.
- Unique Direct TV receivers in each room.

## SECURITY SYSTEM

- Security system, monitored by service.
- Cameras viewing exterior of house and driveway.
- Motion detection, window and door sensors, and glass break.
- Temperature sensors and water detection in every place with water in the house.



## OUTSIDE

### Main Level Deck - West Facing

- Covered Trek deck with sitting area.
- West-facing with mountain views.
- Pull-down sunshades and ceiling fans.
- Grill included, with gas line.

### Main Level Deck - North Facing

- Trek deck with sitting area.
- North-facing with mountain and water views.
- Grill included, with gas line.

### Lower Patio

- Concrete patio with covered section, outdoor TV, large built-in fire pit.
- Outdoor kitchen with gas line for grill and griddle, wood-burning pizza oven, and bar-top seating.
- In ground hot tub.
- Large outdoor portable standing umbrella, included.

### Outside Features

- All trees and bushes on property have fully automated sprinklers.
- Gazebo overlooking lake and mountains with electricity, fireplace, and outdoor furniture included.
- Batting Cage with professional pitching machine for baseball and softball.
- Zip line with vests for use.
- Shuffleboard court.
- New drainage system under each deck.
- New gravel paths along south side of house, backyard to swing, zip, gazebo.



# BOUNDARY OUTLINE MAP

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7615 LEMON GULCH WAY, CASTLE ROCK, COLORADO | 26.47 ACRES



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

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