

PROPERTY FEATURES:

7645 FOX CREEK TRAIL
FRANKTOWN, COLORADO



PROPERTY OVERVIEW

- Set on 35 rolling acres, framed by panoramic Front Range and Pikes Peak views, this property embodies the spirit of Colorado living, wide open, peaceful, and unforgettable.
- Expansive outdoor living with multiple decks, gazebo dining area, floating deck, and an unforgettable water feature flowing through an old pickup truck.
- The property includes mature trees, a sweeping circular driveway with new concrete, and lush landscaping.
- Set within a gated, equestrian-friendly community offering direct access to Bayou Gulch Open Space and more than 270 acres of scenic riding trails.
- Just 15 minutes from Castle Rock and moments from Highway 83 for convenient access to shopping, dining, and daily needs.
- Well permit number: 197183
- HOA dues: \$2,700 annually - includes \$700 annual road assessment.

RESIDENCE

- Two-story home with walk-out basement.
- Square footage:
 - Above grade: 3,985 sq ft.
 - Finished: 5,785 sq ft.
 - Lower level finished: 1,800 sq ft.
 - Lower level total: 2,014 sq ft.
 - Total: 5,999 sq ft.
- 4 bedrooms: three upstairs including primary, one on lower level.
- 6 bathrooms: powder room on main, three private ensuites upstairs, powder and large ensuite on lower level.
- Three fireplaces: great room, office, and primary bedroom.
- The home blends classic design with a thoughtful layout, offering a timeless foundation with room for modern touch.

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

www.7645FoxCreek.com

RESIDENCE (CONT.)

- Design features include curved walls, wainscoting, and artisan finishes.
- Every floor opens to balconies or decks designed to maximize the views.
- All new exterior paint.
- Six new Pella® windows on the west side of the home and new sliding door off kitchen.
- New carpet.
- Stucco exterior with concrete tile roof.
- Heating type: natural gas, forced air.
- Whole house natural gas generator.

MAIN LEVEL

Entry

- Beautiful wood and glass door with sidelights and transom window.
- Maple wood floors with granite tile inlay.
- Concealed coat closet behind glass door.
- Beautiful white columns.
- Two-story ceiling, open to upper landing.

Den

- Vaulted, hand-painted ceiling with chandelier.
- Board and batten paneled walls.
- Open to entry and office.

Office

- Gas fireplace with marble tile and wood mantel.
- Two doors to deck.
- Stately white columns and built-in storage.
- Step-down into room.

Great Room

- Gas fireplace with floor-to-ceiling wood and slate water feature and storage on either side with artisan stained-glass doors.

- Beautiful mountain views from floor-to-ceiling bay windows.
- Two-story ceiling, open to upper landing, with ceiling fan for comfort.
- Seamless indoor-outdoor flow to the deck.
- Built-in speakers.
- New carpet.

Kitchen

- Large island with seating and storage.
- New, built-in GE® Monogram fridge/freezer with water and ice dispenser.
- Gas cooktop with a stained-glass door that conceals a cleverly designed spice rack.
- Kenmore® built-in double oven.
- KitchenAid® dishwasher.
- GE® microwave.
- Beautiful wooden cabinetry, granite countertops, and copper backsplash.
- Two granite sinks with instant hot water.
- Concealed appliance storage.
- Large walk-in pantry.
- Planning desk and upper glass display cabinets.
- Eat-in area and walk-out to deck.
- Butler's pantry with storage connects to formal dining room.

Powder Room

- Very cool rotunda, stained-glass ceiling.

Dining Room

- Spacious room for table and buffet.
- Bay window sitting area.
- Tray ceiling with chandelier and white crown molding with undermount lighting.
- Wainscoting.
- Open to entry.



Laundry/Mudroom

- Slate tile floors.
- Workspace with sink and cabinet storage.
- Mountain views through multiple windows.
- LG washer and dryer (included).

UPPER LEVEL

- Extra-wide, wraparound staircase with wood banister.
- Upper level open to main level.
- Built-in counter and storage on upper landing.
- Bedrooms are separated for privacy.

Primary Suite

- Very spacious with a sitting area.
- Three-sided fireplace with open shelving.
- Beautiful mountain views.
- Stained glass windows.
- Private balcony.
- Double-door entry.
- Built-in speakers.
- Two walk-in closets.
- Vaulted tray ceiling.

Primary Bathroom

- Dual marble vanities, one with sitting area.
- Jetted soaking tub with marble tile.
- Heated marble floors.
- Marble walk-in shower with dual shower heads and bench.
- Water closet for privacy.

Bedroom

- Built-in twin bed with storage and drawers.
- Mountain views.
- Ensuite full bathroom with vanity open to bedroom.
- Walk-in closet.

Bedroom

- Bay window sitting area overlooking the front of the house.
- Vaulted ceiling.
- Ensuite full bathroom with green marble tile and vanity.
- Walk-in closet.

Covered Deck

- West facing with mountain views.
- Built-in speakers.

LOWER LEVEL

- Built-in bench with shelving on staircase.
- Lighted steps on staircase.
- Under-staircase playroom with cutout window.
- Marble tile floors and tray ceiling with recessed lighting at landing
- Beautiful stained-glass windows.
- Large unfinished storage room with wooden storage shelves.

Theater

- Projector and screen.
- Built-in speakers.
- Stadium seating.
- Tray ceiling with undermount lighting.
- Walk-out to lower patio.
- Windows and door have wooden shutters.

Wet Bar

- Granite tile countertops and backsplash.
- KitchenAid® dishwasher.
- KitchenAid® fridge and freezer.
- Sink with garbage disposal.

Bedroom Suite

- Spacious with dual entries.
- Bay window overlooks the water feature and mountain views.
- Large ensuite bathroom with sliding barn door entry, heated marble floors, jetted soaking tub, walk-in shower, and large closet.

Workshop

- Reclaimed wood entry door.
- Workbench with storage.
- Utility sink.
- Sliding door to lower patio.

GARAGE

- Oversized three-car garage.
- Epoxy flooring.
- New smart garage doors and openers.
- Workbench and storage.
- Water spigot.
- EV charger ready.

MISCELLANEOUS

- Whole-house natural gas generator.
- Heat and AC in attic, zoned upstairs.
- Heat and AC in basement, zoned for main and basement.
- Two hot water heaters.
- Two furnaces—upstairs in attic, downstairs controls main and lower.
- Security system wired for ADT®.
- Water softener.
- Floor is on slab.

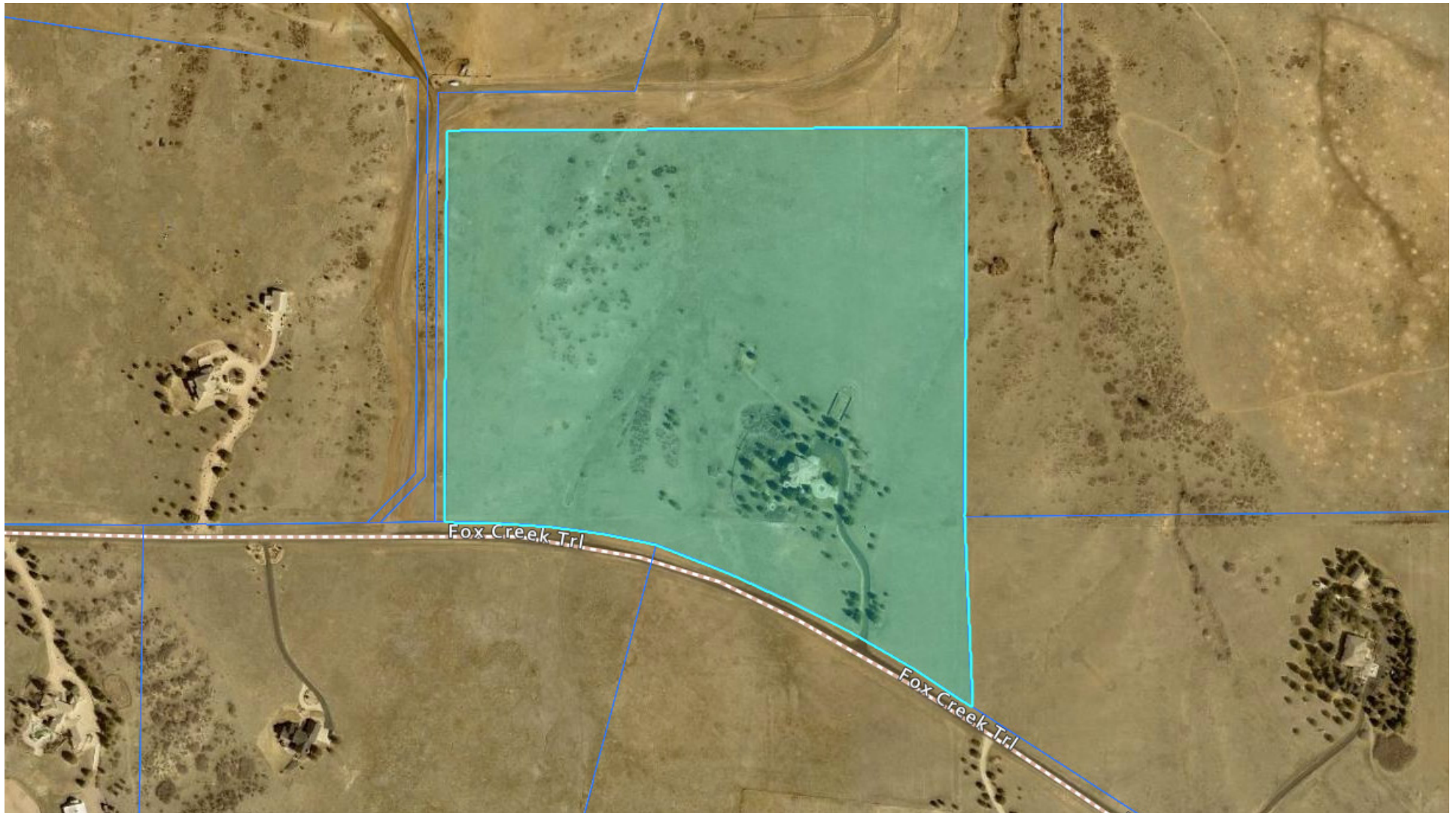
OUTSIDE

- Two expansive decks off the main level with covered sitting areas, including one wraparound deck with a gazebo dining area.
- Gas hookups on both main-level decks and the lower patio.
- Separate floating deck in the backyard.
- Greenhouse with water, electricity, and a new roof.
- Electric dog fence around the property, roughly two acres.
- Wood-burning outdoor fire pit.
- Antique mining car in the yard (included).
- Irrigated lawns and trees.
- No additional homes can be built any closer than the current structures.

BOUNDARY OUTLINE MAP

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7645 FOX CREEK TRL, FRANKTOWN, COLORADO | 35 ACRES



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

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BAYOU GULCH OPEN SPACE MAP

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