




10677 Addison Court
 Littleton, CO 80126
 COMMUNITY: Highlands Ranch

MLS # 2105667



 Single Family

 5089 SQFT

 5 Beds

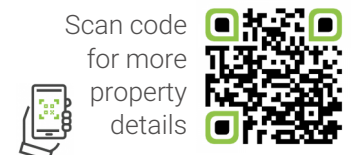
 4 Baths

PROPERTY DETAILS

Located in the desirable Highlands Ranch Firelight neighborhood, this beautiful 5000 plus square foot home has five bedrooms, four bathrooms, an office and enjoys a quiet location. Flexible spaces off the entry could be a formal living or dining room or an office. Nine-foot ceilings, plenty of natural light, a ceiling fan and a gas fireplace all highlight the great room. Hardwood flooring, tons of maple cabinetry, a great island with seating, and a desk all make the kitchen wonderful. The casual dining space overlooks the backyard and patio. The coveted main floor master bedroom has lots of windows, a door to the rear patio, a dramatic coffered ceiling and large, walk-in closet. The master bathroom has double vanity sinks, a medicine cabinet, linen closet, a private water closet and extra deep soaking tub. The large laundry room is also the perfect mud room with plenty of cabinetry, a storage closet and bench seating. The upstairs loft is a great flex space with a large walk-in closet. It could be walled off for another room. Both the bedrooms upstairs are spacious with walk-in closets and a Jack & Jill bathroom is positioned between them, each enjoying their own vanity. Carpeting on the main floor and upstairs is new. Step right into the amazing basement, with a large game area, full service wet bar and home theater with all the components. The game room is large enough for a pool table and a game table. Complete with a dishwasher, sink, beverage refrigerator and ice



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maker, the bar area could be upgraded to create a kitchen for mother-in-law quarters or a nanny. The fourth bedroom would make a great second master bedroom with a full bathroom and a large walk-in closet. The fifth bedroom has a closet and a large window for egress. There is also a great storage room. Well built in 2003, the house has I-beams with glued down flooring and the preferred structural floor to protect the foundation from expansive clay soils. The mechanical room also provides storage and has a handy utility sink. There is a whole house surge protector to protect from lightning, and central air conditioning. The dream, three-car garage has over 800 square feet. Set on over a quarter acre, the backyard was professionally landscaped with mature trees providing privacy from the neighbors. The large back patio has a hot tub and room for the patio furniture. The Class 4 roof should qualify for a big discount on insurance. Copper Mesa Elementary is just blocks away and a little over a mile away is Highland Ranch's Southridge recreation center. Don't miss the visual tour with voice, then put this terrific home on the top of your "must see" list!



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