



4580 West Wagon Trail Road

Bow Mar, CO 80123

COMMUNITY: The Town of Bow Mar

MLS # 9681522



Single Family



3887 SQFT



4 Beds



4 Baths



2 Car



0.75 Acre

PROPERTY DETAILS

Bow Mar is a small town located 11 miles southwest of downtown Denver. The private recreation association owns a 100-acre lake offering swimming, fishing, sailing and skating. Members enjoy picnics watching the sunset, summer concerts, a strong tennis program and many community events that offer perfect opportunities to meet neighbors.

This is a terrific opportunity to move into the amazing Town of Bow Mar! This four bedroom, four bath home has over 3800 square feet and sits on a three-quarter-acre lot. It is perched on a hill making it a private oasis. Potential is the key word for this home! The entry is impressive, with beamed, tongue and groove vaulted ceilings. The open concept living space has walls of windows letting sunshine and nature in. Hardwood flooring runs through most of the main floor. Open to the living, dining and family room, the kitchen has been updated and includes a large island and lots of storage. The dining room and family room share a view of the backyard. The family room has a wood burning fireplace with gas logs. The large space the owners call "The Library" has great potential to serve many purposes -- think huge home office, home gym, perfect kids' playroom, or a home theatre for family movie night. The hallway leads to three bedrooms, three bathrooms and a laundry closet. This section of the home is above a crawl space, allowing for easy reconfiguration into to a modern floor plan with an amazing master



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suite. The basement also has lots of potential -- spacious enough for a game room or home theater with room for plenty of storage, as well. The hidden charm of this property is found out the back door. The large back deck has covered and uncovered areas. The south facing orientation provides lots of natural light for the interior of the home. Flowering perennial ground cover lines the flagstones of the patio, a lovely place to entertain. The backyard has a big grassy area for the kids and dogs, a water feature and a terraced hillside. It is rare to find this sort of privacy in a backyard. The dense wall of trees and foliage makes the backyard incredibly private, like a personal hidden forest. Secret hideaways and relaxing respites are tucked throughout the yard, making for a great evening walk. Perfect for a hot summer day, the vine arbor provides a lovely shaded area. Gather around the fire pit for summer s'mores. This fabulous lot offers easy inspiration to create a forever home in an incredibly special community -- a perfect fit for someone who can see its immense potential.



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