




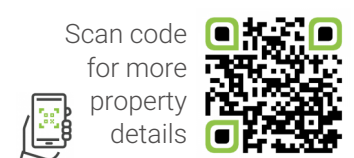
 Single Family  
  2607 SQFT  
  4 Beds  
  3/1 Baths  
  2 Car  
  1.12 Acre

## PROPERTY DETAILS

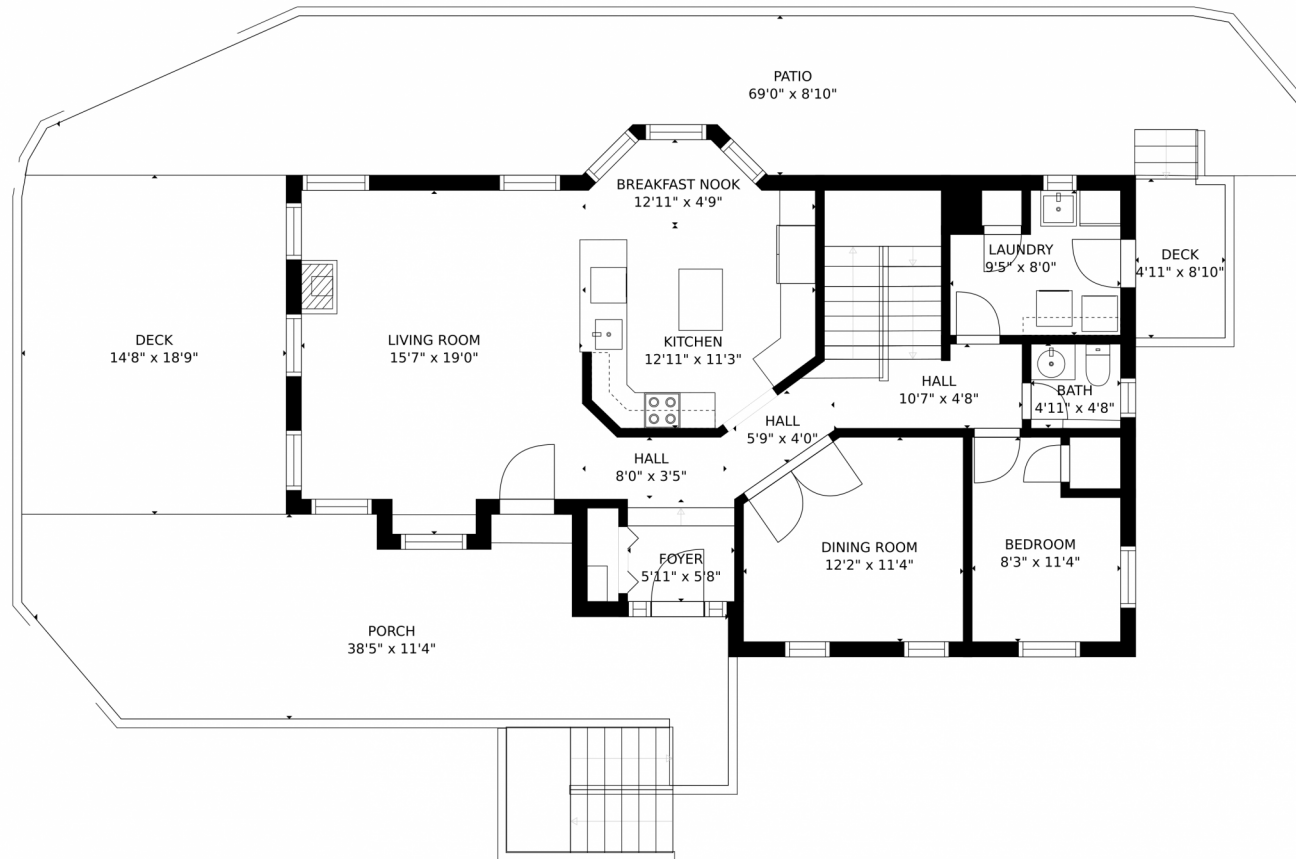
This lovely move-in ready home has all you could ask for! Enjoy expansive views and abundant sunshine inside and out. Southern sun makes for outdoor living all year long on the 600 sq. ft. deck with a firepit to gather around. The house has style and flair from top to bottom, and was lovingly remodeled several years ago with the latest in design and features. The wonderful kitchen has custom cabinetry, stunning granite counters, pantry cabinet, breakfast bar, eating area and more. Wake up and view the sunrises from the primary suite, which has a gorgeous custom closet, double granite vanity and large walk-in stone shower. The lower level was recently remodeled to create a ¾ bathroom, and the cozy den with wood burning fireplace was updated with new flooring. The main level laundry has a back door to the fenced yard - perfect for pets! Solar panels, LED lighting and efficient natural gas dual furnace keep your utility bills low. Other great features include a 2018 roof, Ring security system, natural gas, fire pit with double the standard BTU's, workshop area in garage, and extra storage. Excellent internet too! The neighborhood is a wonderful enclave of just 12 homes, and is located an easy 3.8 miles to downtown Evergreen, shopping and restaurants. Outdoor recreation abounds close by: you are just 1 mile to Maxwell Falls Trail and many more trails and national forest just are beyond. This darling home offers ideal foothills living!



**Pandora & John Erlandson**  
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# 6994 Sprucedale Park Way, Evergreen, CO 80439 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 85 sq. ft., FLOOR 2: 479 sq. ft.  
FLOOR 3: 1016 sq. ft., FLOOR 4: 823 sq. ft.  
EXCLUDED AREAS: GARAGE: 445 sq. ft.  
DECK: 318 sq. ft., PATIO: 539 sq. ft.  
PORCH: 376 sq. ft.  
TOTAL: 2403 sq. ft.

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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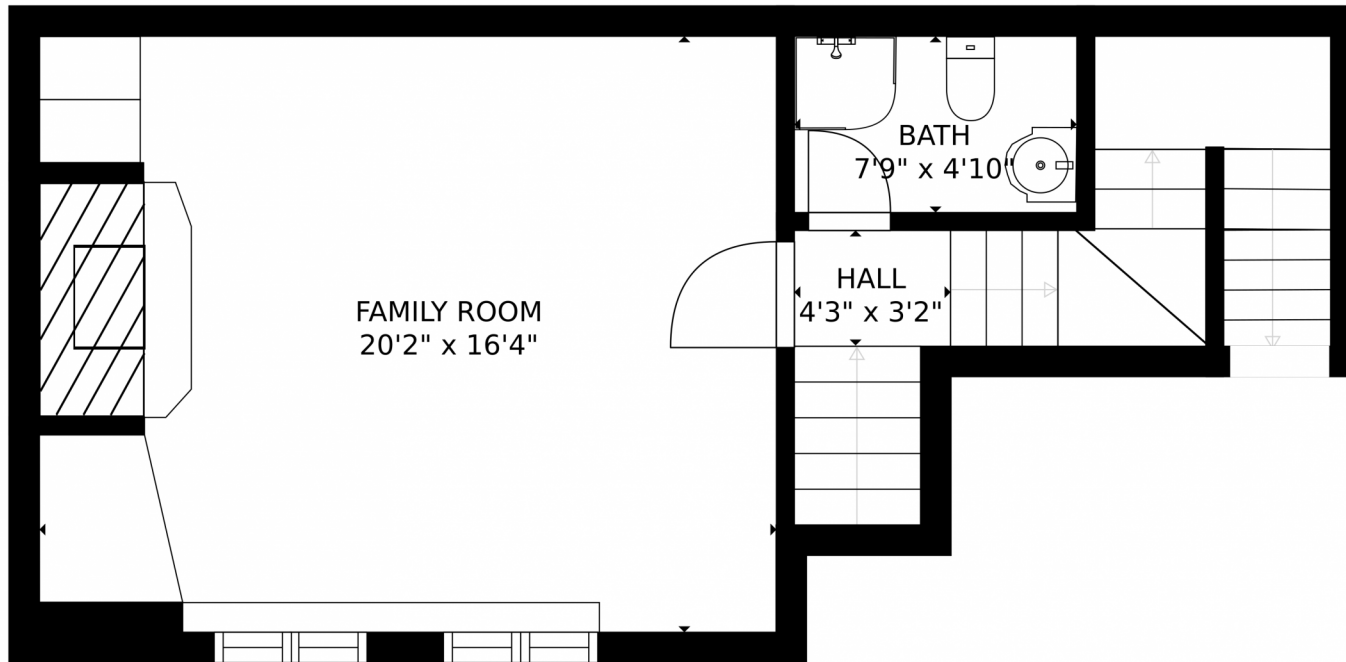
[pandora@pandorajohnproperties.com](mailto:pandora@pandorajohnproperties.com)

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GROSS INTERNAL AREA  
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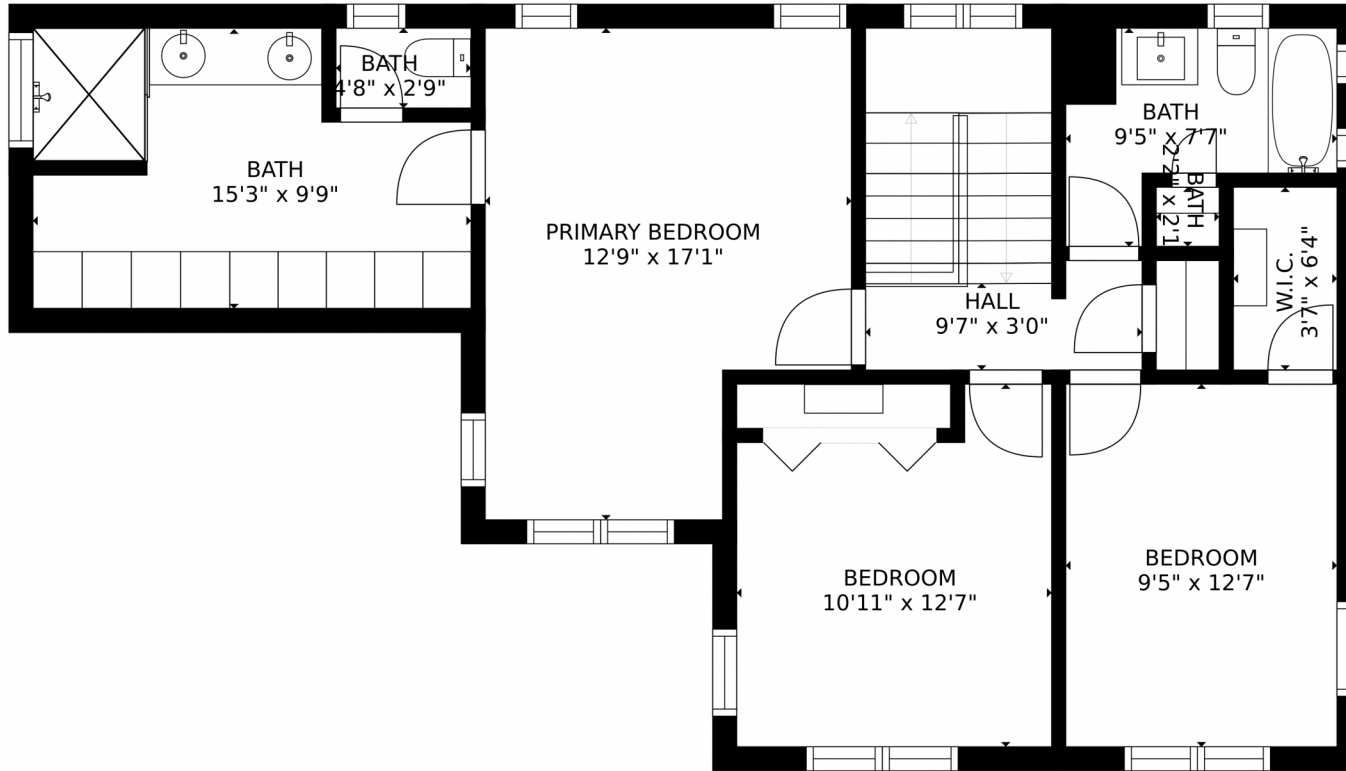
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GROSS INTERNAL AREA  
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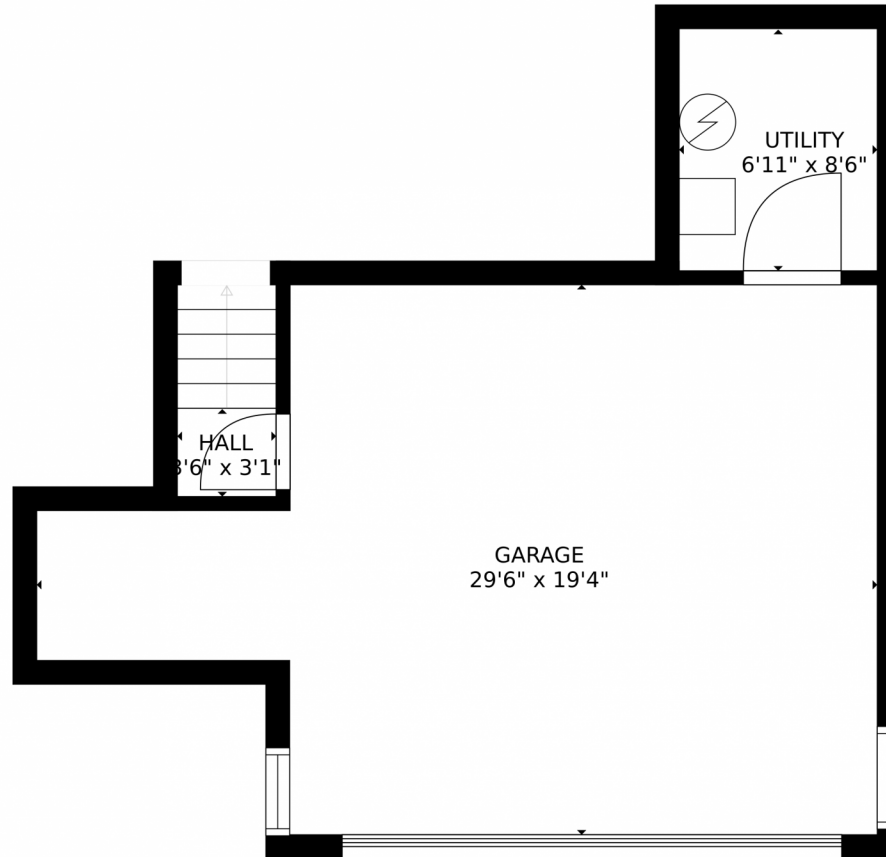
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6994 Sprucedale Park Way, Evergreen, CO 80439 – Garage



GROSS INTERNAL AREA  
FLOOR 1: 85 sq. ft, FLOOR 2: 479 sq. ft  
FLOOR 3: 1016 sq. ft, FLOOR 4: 823 sq. ft  
EXCLUDED AREAS: , GARAGE: 445 sq. ft  
DECK: 318 sq. ft, PATIO: 539 sq. ft  
PORCH: 376 sq. ft  
TOTAL: 2403 sq. ft

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# 6994 Sprucedale Park Way, Evergreen, CO 80439 – All Levels



GROSS INTERNAL AREA  
 FLOOR 1: 85 sq. ft., FLOOR 2: 479 sq. ft.  
 FLOOR 3: 1016 sq. ft., FLOOR 4: 823 sq. ft.  
 EXCLUDED AREAS: GARAGE: 445 sq. ft.  
 DECK: 318 sq. ft., PATIO: 539 sq. ft.  
 PORCH: 376 sq. ft.  
 TOTAL: 2403 sq. ft.

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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