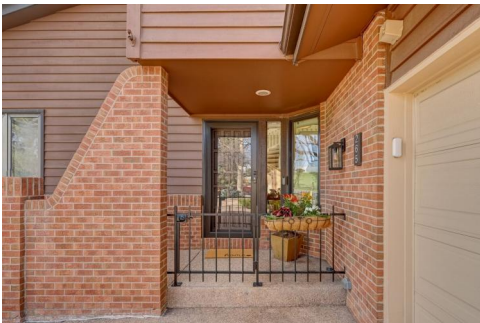




5745 W Mansfield Avenue, Unit 265  
 Denver, CO 80235  
 COMMUNITY: Pinehurst Country Club

MLS # 5555765  
 PRICE \$1,095,000



Condominium



4480 SQFT



4 Beds



3/1 Baths



2 Car

## PROPERTY DETAILS

There is living on the golf course, and then there is LIVING ON the golf course. You'll be surrounded by greens from every angle. Most every window you can see out offers a view of the Pinehurst Country Club course. Wake up in the morning with a sunrise view from the main bedroom and soak in the sunset from the back deck across the 8th fairway with the mountains as your own permanent backdrop. If you enjoy watching golfers, you'll have a view from the ladies tee box all of the way to the greens. A portion of this home is unattached to any neighbors giving it a unique, open feeling. This home has been remodeled with no details overlooked. Meticulously maintained, it is move-in ready. Enjoy the new natural hardwood floors, carpet, paint, deco lights, custom cabinet doors, sinks, faucets, hardware, outlets, switches (many with dimmers), remote controlled Levolor blinds, Lifetime windows and doors (a \$75K upgrade), two furnaces (installed 2023) and SO much more. Other features of this 4 bed (1 non-conforming)/4 bath + office home that you're sure to enjoy are the jetted tub, gorgeous polished marble, heated bathroom floor, stone fireplace w/custom mantle, security system, and 2 wet bars. The home includes a workout room adjacent to the sauna and hot tub. Workout and relax in the privacy of your home, and even get a few practice putts in! The lower level had a generous size bedroom, rec/family room and bath providing a perfect and private space for friends and



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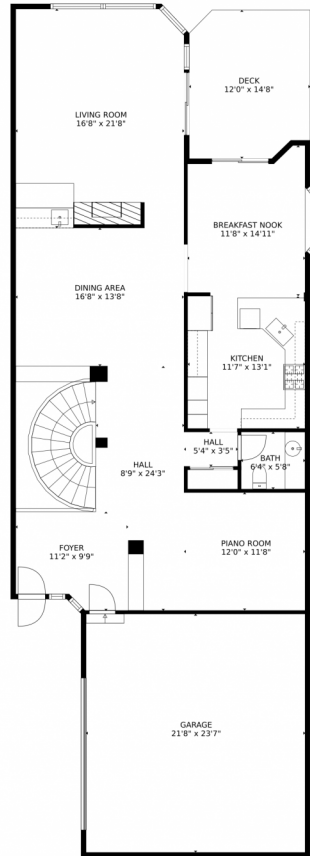


family. There are so many details of the home with not enough space to mention here that you really must see for yourself. One last feature worth mentioning is the finished, drywalled garage with an epoxy floor. Storage is no problem, (ceiling mounted racks are included). One of the best parts of the garage is the size offering one of the few garages in the neighborhood that fits two large vehicles plus a golf cart side-by-side. Take your personal cart out for a round of golf. Come take a look at your next home.



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GROSS INTERNAL AREA  
FLOOR 1: 1451 sq. ft, FLOOR 2: 1521 sq. ft  
FLOOR 3: 1542 sq. ft, EXCLUDED AREAS:  
GARAGE: 512 sq. ft, DECK: 169 sq. ft  
BALCONY: 45 sq. ft  
TOTAL: 4514 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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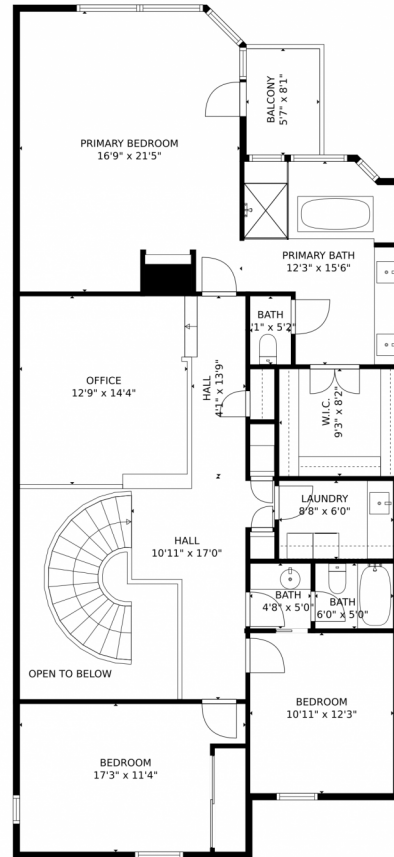
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5745 W Mansfield Avenue, Unit 265, Denver, CO 80235 – 2nd Floor



GROSS INTERNAL AREA  
FLOOR 1: 1451 sq. ft. FLOOR 2: 1521 sq. ft.  
FLOOR 3: 1542 sq. ft. EXCLUDED AREAS:  
GARAGE: 512 sq. ft. DECK: 169 sq. ft.  
BALCONY: 45 sq. ft.  
TOTAL: 4514 sq. ft.

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



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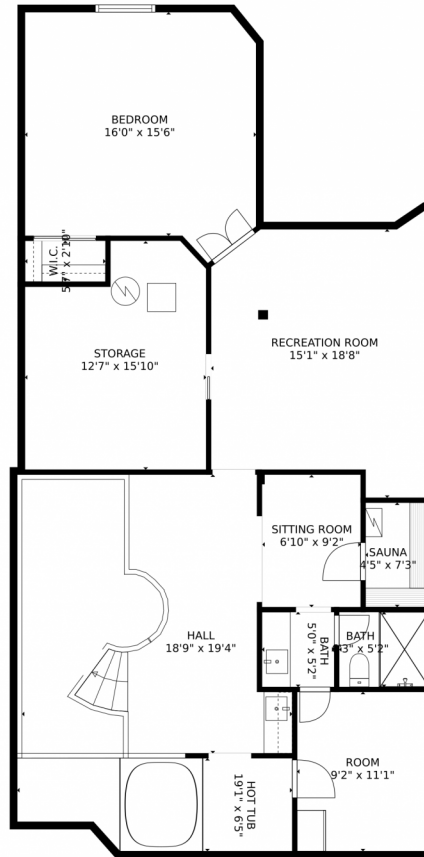
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5745 W Mansfield Avenue, Unit 265, Denver, CO 80235 – Basement



GROSS INTERNAL AREA  
FLOOR 1: 1451 sq. ft. FLOOR 2: 1521 sq. ft.  
FLOOR 3: 1542 sq. ft. EXCLUDED AREAS:  
GARAGE: 512 sq. ft. DECK: 169 sq. ft.  
BALCONY: 45 sq. ft.  
TOTAL: 4514 sq. ft.

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



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



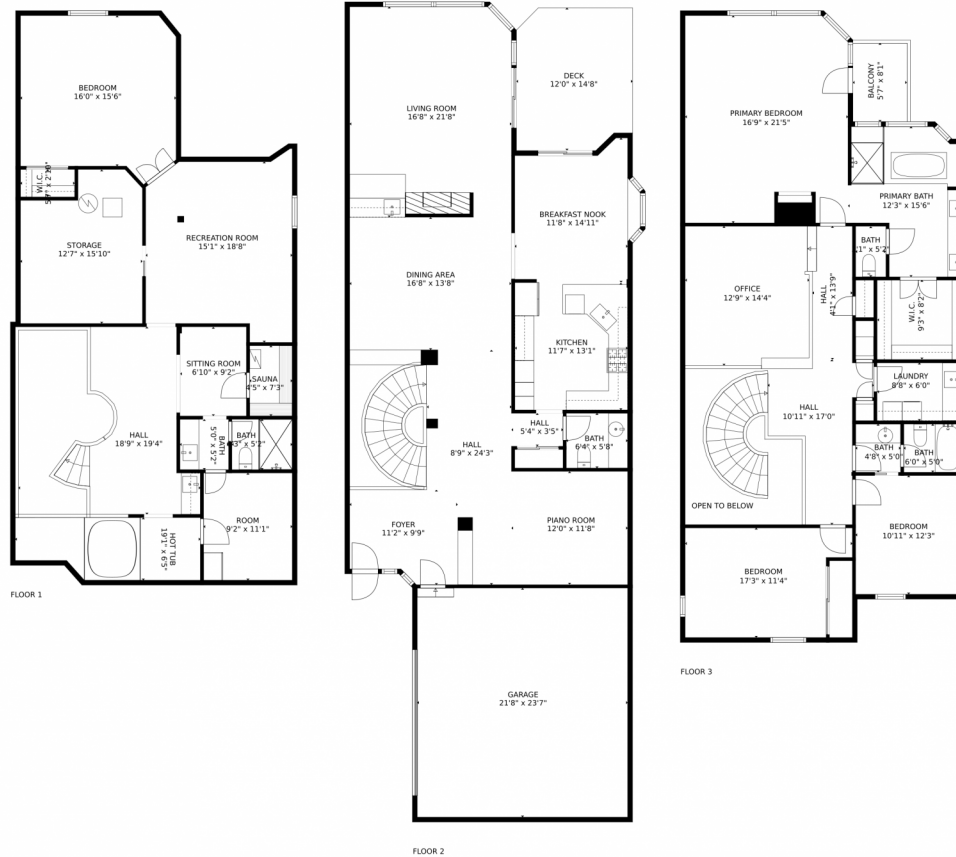
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# 5745 W Mansfield Avenue, Unit 265, Denver, CO 80235 – All Floors



GROSS INTERNAL AREA  
FLOOR 1: 1451 sq. ft. FLOOR 2: 1521 sq. ft  
FLOOR 3: 1542 sq. ft. EXCLUDED AREAS:  
GARAGE: 512 sq. ft. DECK: 169 sq. ft  
BALCONY: 45 sq. ft  
TOTAL: 4514 sq. ft

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



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