



Single Family



2600 SQFT



4 Beds



3 Baths



2 Car



28 Acre

PROPERTY DETAILS

Rare opportunity to not only live in the coveted Hyland Greens neighborhood, but also off of the Hyland Hills Golf Course, hole 8 of the Gold Course, a cul-de-sac & a greenbelt. This location cannot be beat, quiet, private & along the walking trails through the community. Revamped floorplan with walls removed, opens this living space to walls of light, views & extensive entertaining. Upgraded kitchen with granite counters, stainless appliances, oversized island/breakfast bar & access to a newer East facing deck to enjoy that morning sun & views. Lower-level great room is spacious, inviting & features a custom electric fireplace that is truly one of a kind. The jewel of the property is definitely the outdoor living space. From this level walk out to the covered deck space beautifully done, ready for all of your BBQ's & can handle any size party that you desire. After the quests leave, enjoy the peace & quiet in your private hot tub with easy access from the walkout basement. Upstairs the oversized primary bedroom with a bay window provides the perfect sanctuary. Spacious retreat with upgrades & double closets. Two additional bedrooms, one with a built-in Murphy Bed, included, share a good-sized full bath with double vanities. Enjoy custom closets throughout for added design & style. The lower-level bedroom could make a perfect guest room with access to the lower-level bath. The fully finished walk-out basement offers more living space & abundant storage,



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com



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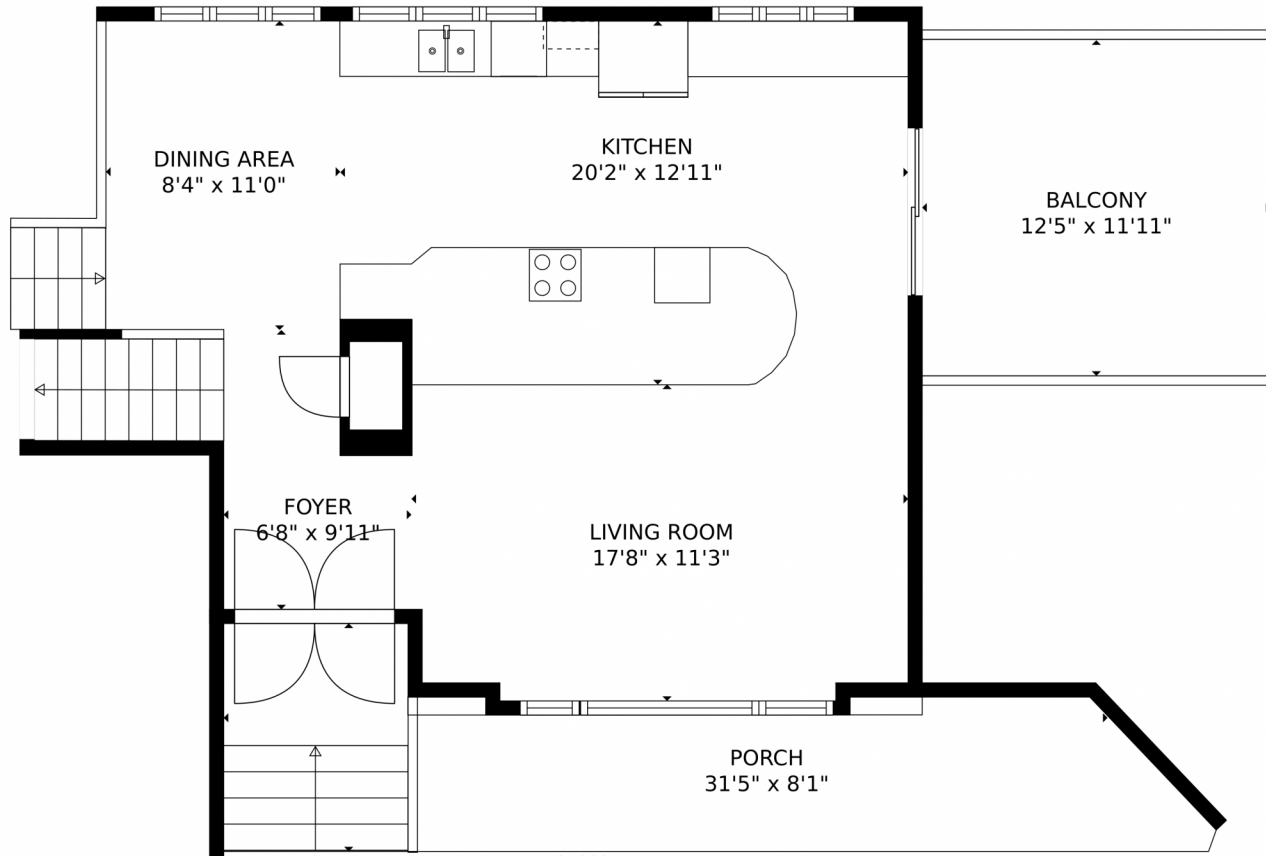
perfect 2nd family room, craft space, work-out space all your choice! This property has been highly maintained & cared for over the years; sewer line replaced, roof replaced, HVAC cleaned & serviced. Don't miss the garage, custom cabinets for storage & other fantastic storage solutions. Stunning close-knit community with mature trees, walking paths, parks, basketball courts, two community pools & tennis courts. 4th of July Parades, Food Trucks, Fall Festivals and Holiday Activities are a highlight.



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com



4655 West 99th Place, Westminster, CO 80031 – Main Level



GROSS INTERNAL AREA
Below Ground: 585 sq. ft, FLOOR 2: 521 sq. ft, FLOOR 3: 650 sq. ft, FLOOR 4: 787 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 39 sq. ft
DECK: 475 sq. ft
PATIO: 274 sq. ft
GARAGE: 386 sq. ft
FIREPLACE: 7 sq. ft
PORCH: 192 sq. ft

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



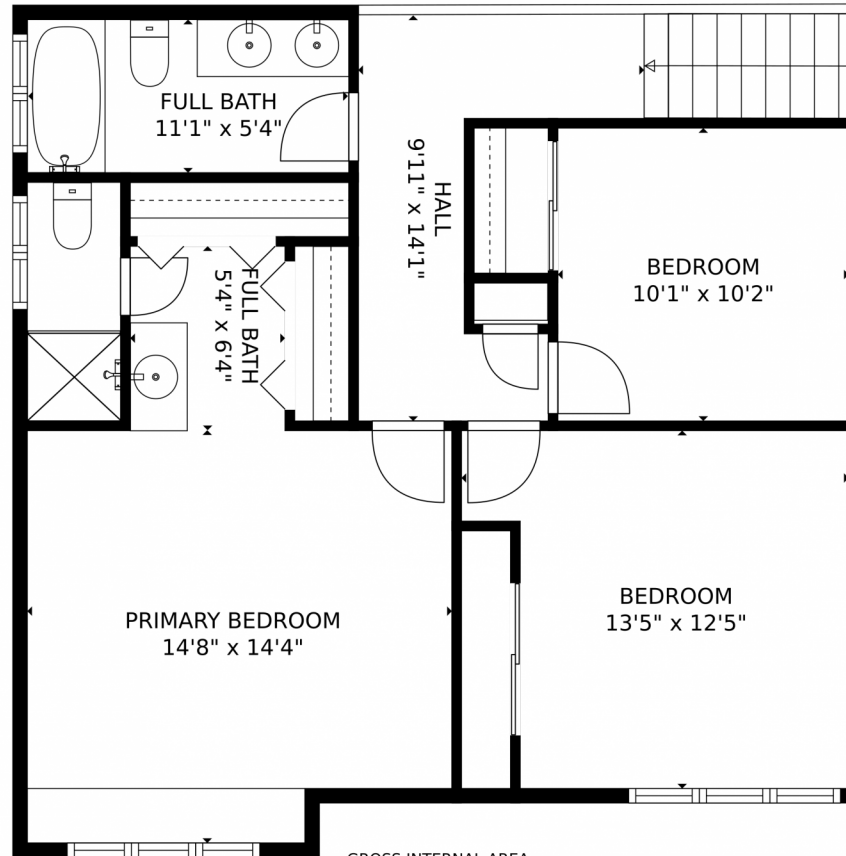
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4655 West 99th Place, Westminster, CO 80031 – Upper Level



GROSS INTERNAL AREA
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DECK: 475 sq. ft
PATIO: 274 sq. ft
GARAGE: 386 sq. ft
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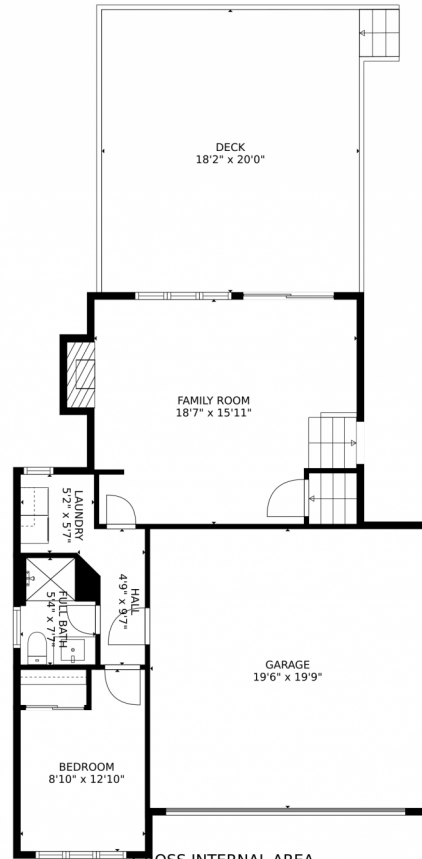
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valeriewestmark@gmail.com



4655 West 99th Place, Westminster, CO 80031 — Lower Level



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EXCLUDED AREAS: ELECTRICAL ROOM: 39 sq. ft
DECK: 475 sq. ft
PATIO: 274 sq. ft
GARAGE: 386 sq. ft
FIREPLACE: 7 sq. ft
PORCH: 192 sq. ft

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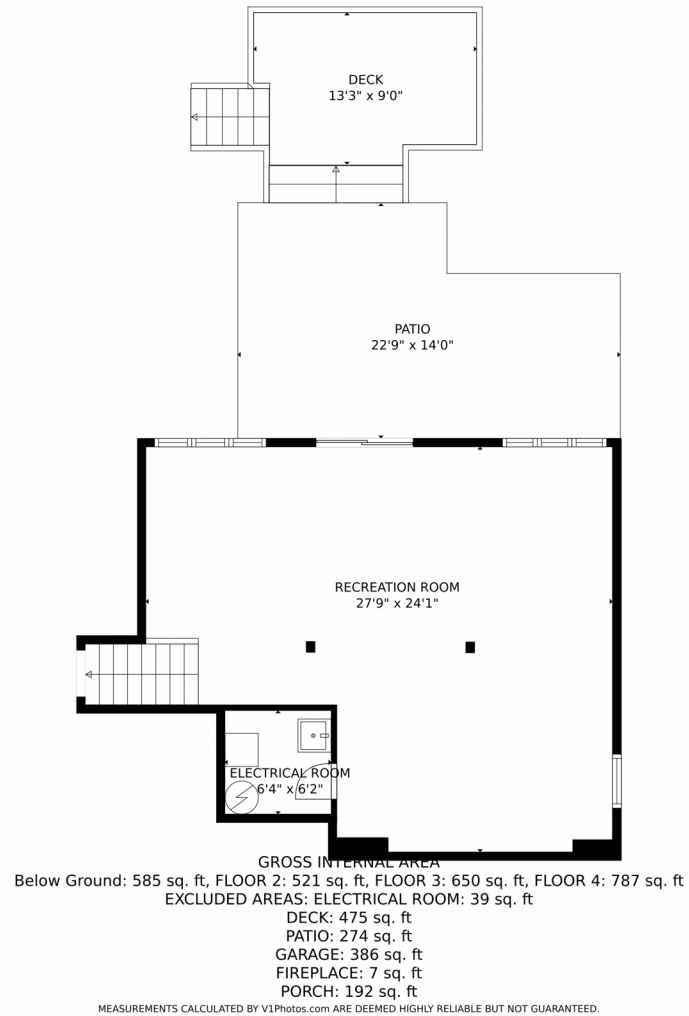
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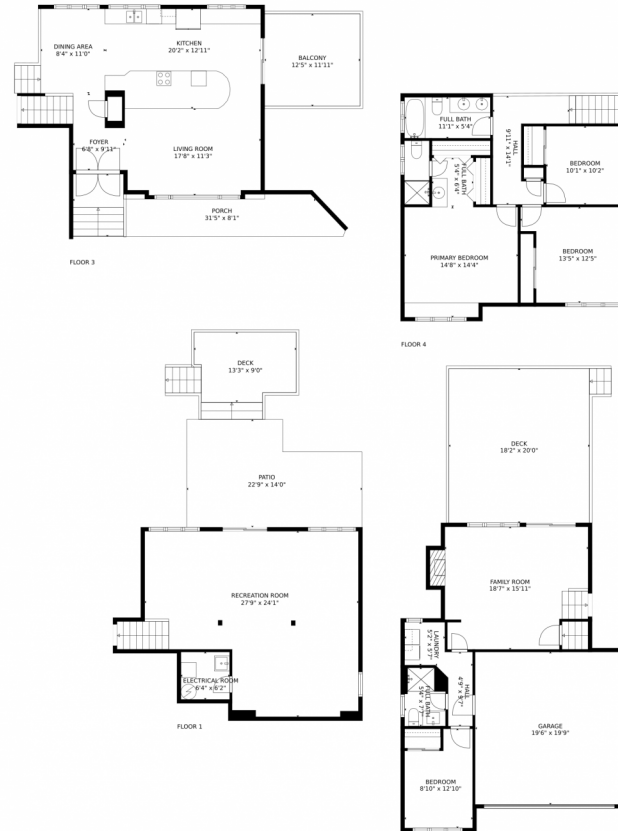
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4655 West 99th Place, Westminster, CO 80031 – All Levels



GROSS INTERNAL AREA[±]
Below Ground: 585 sq. ft, FLOOR 2: 521 sq. ft, FLOOR 3: 650 sq. ft, FLOOR 4: 787 sq. ft
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DECK: 475 sq. ft
PATIO: 274 sq. ft
GARAGE: 386 sq. ft
FIREPLACE: 7 sq. ft
PORCH: 192 sq. ft

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