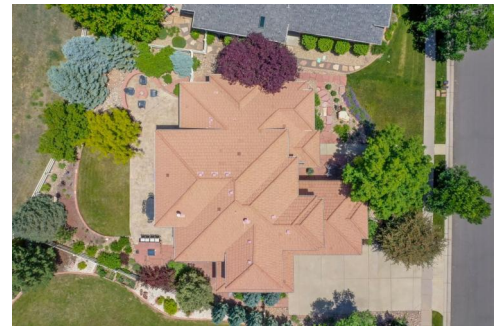




4435 Fairway Lane
 Broomfield, CO 80023
 COMMUNITY: The Broadlands

MLS # 3894096
 PRICE \$1,425,000



Single Family



5088 SQFT



5 Beds



3/1 Baths



3 Car



0.28 Acre

PROPERTY DETAILS

Stunning custom home with a main floor primary bedroom & finished basement on the golf course! Located in the Broadlands 'Gated Island'... A premier master planned golf & pool community! This jaw-dropping two-story perfectly kept stucco home with over 4150 finished SQFT has 5 bedrooms, 4 bathrooms, a large loft & a finished/heated 3 car garage! All bedrooms have a walk-in closet! Views, Views, Views from everywhere in this light, bright, very clean home with an open floor plan that is drenched in natural light! The high-end oversized gourmet kitchen with cherry hardwood flooring will make you smile! Thermador range, hood, cherry cabinets, double ovens, built-in microwave, large island, breakfast bar, eating nook, under cabinet lighting, large pantry & quartz counters complete the perfect kitchen! The great room is alluring with soaring ceilings, 3-sided fireplace & floor to ceiling windows with custom motorized blinds! Formal dining room, powder room, laundry room and primary bedroom suite complete the main floor. The breathtaking primary bedroom boasts 12' ceilings, gas fireplace, crown moulding & a 5 piece primary bathroom with an enormous walk-in closet! Second floor hosts a beautiful loft/office, 2 large bedrooms and a dual sink full bathroom. The finished basement includes a family/TV/REC room, kitchenette/wet bar, 2 large bedrooms, a full bathroom and perfect storage space...great design! The outdoor living at this home is spectacular! The



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stamped concrete patio, fire-pit & built in grill are ready for your summer BBQ's with family & friends! The private back yard & patio, with many mature trees, looks out onto the golf course... just beautiful! This home has been loved, meticulously maintained & shows like a model home! High-end finishes & upgrades throughout entire home! Wrought iron spindles, custom lighting, multi-zoned radiant heating, hardwood flooring, plantation shutters & central AC! Easy Commute to Denver, Boulder and DIA! Adams 12-5 Star Schools!



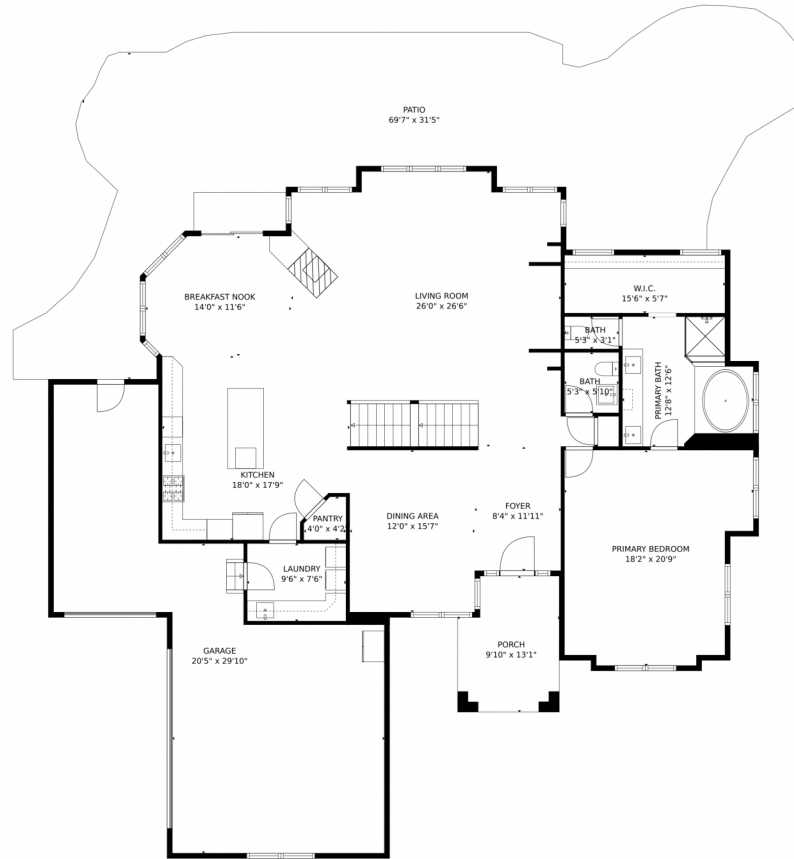
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4435 Fairway Lane, Broomfield, CO 80023 – Main Level



GROSS INTERNAL AREA
Below Ground: 1202 sq. ft, FLOOR 2: 2113 sq. ft, FLOOR 3: 783 sq. ft
EXCLUDED AREAS: UNFINISHED BASEMENT: 686 sq. ft, GARAGE: 737 sq. ft, PATIO: 1231 sq. ft,
PORCH: 120 sq. ft, OPEN TO BELOW: 676 sq. ft
TOTAL: 4098 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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

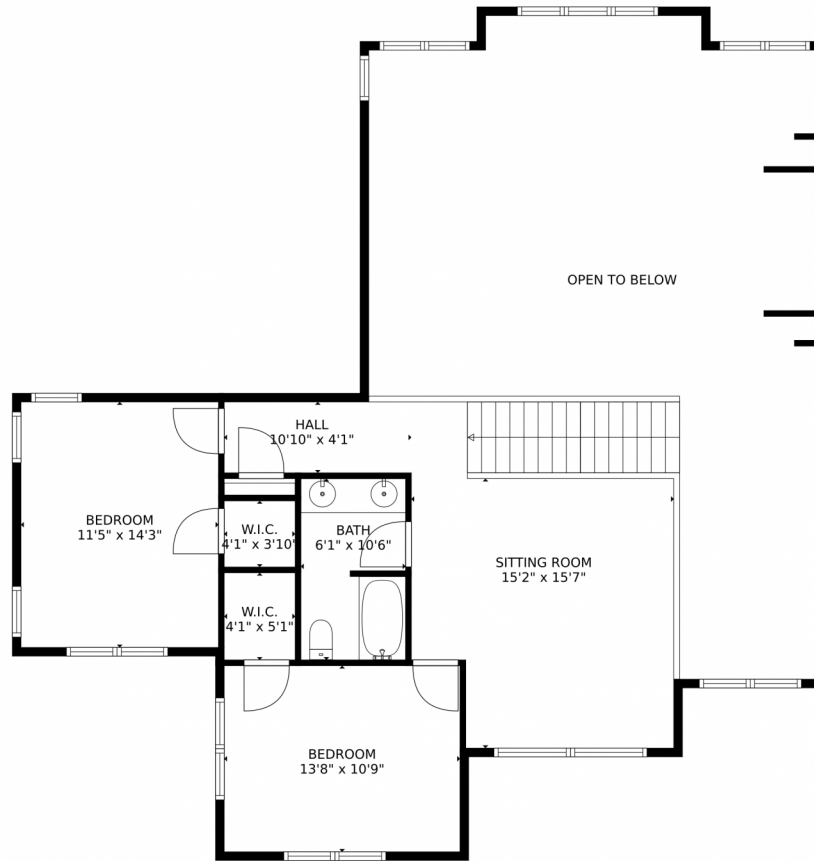


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4435 Fairway Lane, Broomfield, CO 80023 – Second Level



GROSS INTERNAL AREA
Below Ground: 1202 sq. ft, FLOOR 2: 2113 sq. ft, FLOOR 3: 783 sq. ft
EXCLUDED AREAS: UNFINISHED BASEMENT: 686 sq. ft, GARAGE: 737 sq. ft, PATIO: 1231 sq. ft,
PORCH: 120 sq. ft, OPEN TO BELOW: 676 sq. ft
TOTAL: 4098 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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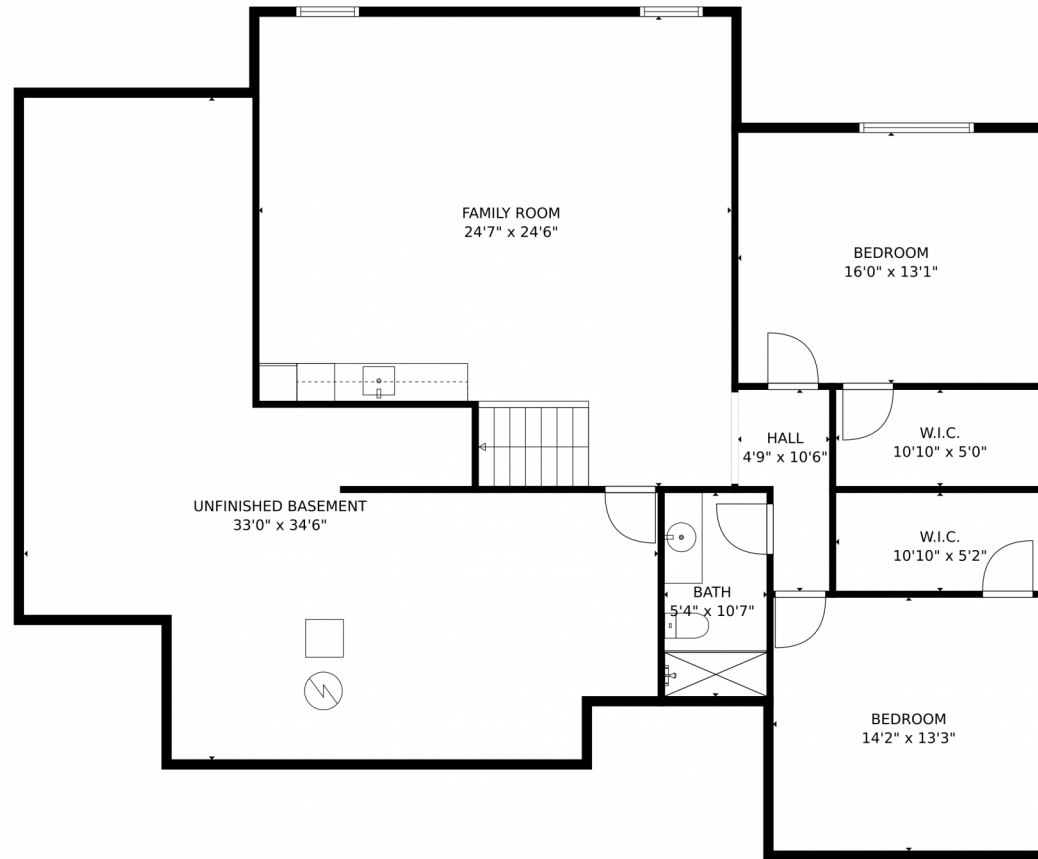


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4435 Fairway Lane, Broomfield, CO 80023 – Basement



GROSS INTERNAL AREA
Below Ground: 1202 sq. ft, FLOOR 2: 2113 sq. ft, FLOOR 3: 783 sq. ft
EXCLUDED AREAS: UNFINISHED BASEMENT: 686 sq. ft, GARAGE: 737 sq. ft, PATIO: 1231 sq. ft,
PORCH: 120 sq. ft, OPEN TO BELOW: 676 sq. ft
TOTAL: 4098 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



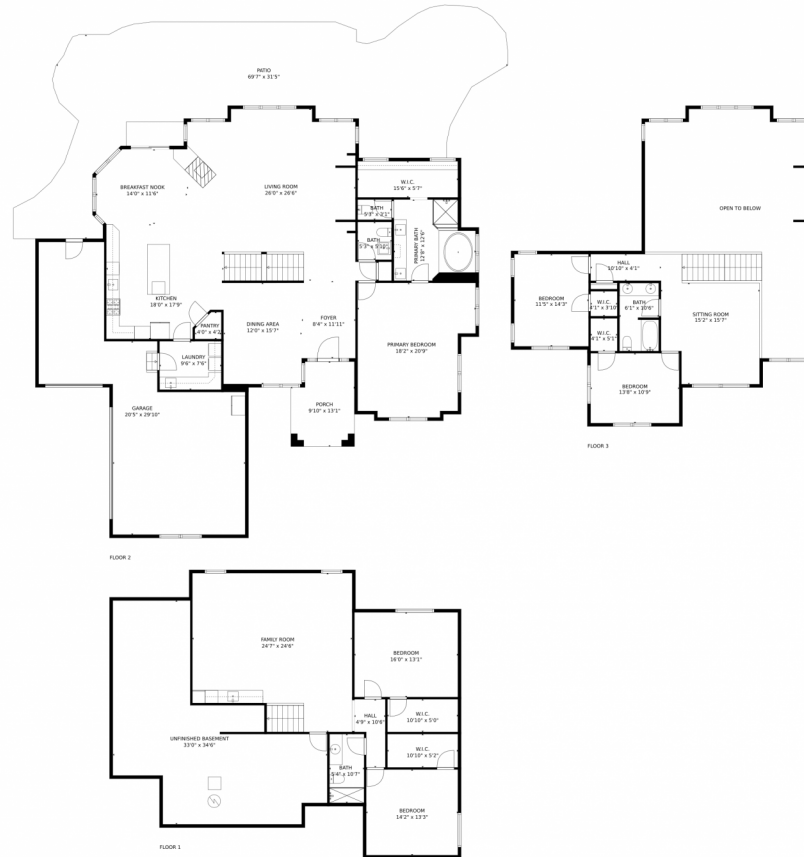
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4435 Fairway Lane, Broomfield, CO 80023 – All Levels



GROSS INTERNAL AREA
 Below Ground: 1202 sq. ft, FLOOR 2: 2113 sq. ft, FLOOR 3: 783 sq. ft
 EXCLUDED AREAS: UNFINISHED BASEMENT: 686 sq. ft, GARAGE: 737 sq. ft, PATIO: 1231 sq. ft,
 PORCH: 120 sq. ft, OPEN TO BELOW: 676 sq. ft
 TOTAL: 4098 sq. ft
 MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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