

PROPERTY FEATURES: 2581 CASTLE BUTTE DRIVE CASTLE ROCK, COLORADO



PROPERTY OVERVIEW

- Mediterranean-inspired villa with sweeping mountain views and overlooking Dawson Butte, featuring lush landscaping, vine covered walls, spectacular outdoor living spaces, pool, and hot tub.
- Situated on 35 acres in the quiet and peaceful neighborhood of Keene Ranch.
- Custom-built home by Pinnacle Peak Custom Homes, built in 2010.
- An entertainer's dream with expansive indoor and outdoor spaces, including covered patios and an outdoor kitchen.
- Pool, hot tub, and gazebo with fireplace.
- Private par-3 golf course, putting green, and golf simulator with lounge.
- Substantial gated entry with circular driveway.
- Oversized 6-car garage with a bathroom and workshop.
- HOA Dues: \$295 per year.
- 2023 Taxes: \$25,188.

RESIDENCE

- Ranch-style home, with soaring vaulted ceilings on the main level, and walk-out basement.
- Square footage:
 - Above grade: 6,506 sq. ft.
 - Finished: 12,583 sq. ft.
 - Basement finished: 6,077 sq. ft.
 - Basement total: 6,578 sq. ft.
 - Total: 13,084 sq. ft.
- Four bedrooms: primary and two additional bedrooms on the main level, one bedroom on the lower level.
- Eight bathrooms: All bedrooms are ensuites, powder room on the main level, two powder rooms on the lower level, and a $\frac{3}{4}$ bathroom in the garage.
- Five fireplaces: Double-sided in the great room, primary suite, downstairs guest suite, recreation room on the lower level, and outdoor gazebo.
- Entertainment features: Wet bar, temperature-controlled wine room with cigar humidor, theater, gym, and music studio.

MAIN LEVEL

Entry

- Beautiful double wood door entry with glass and wrought iron detailing.
- Soaring vaulted ceilings and oversized wrought iron chandeliers.
- Hand-hewn wood floors with travertine tile and decorative compass inlay at the entry.
- Art lights and pendant wall sconces.

Dining Room

- Spectacular dining room for entertaining.
- Wet bar with wine fridge and two-drawer drink coolers, open to the great room.
- Built-in buffet counters with under-cabinet lighting and extra storage.
- Large arched picture window overlooking Dawson Butte.
- Arched entryways from the foyer.
- Rounded ceiling with two chandeliers.
- Travertine tile floor inlay.

Great Room

- Double-sided, floor-to-ceiling stone fireplace with a substantial wrap-around wood mantel.
- Built-in entertainment center with TV nook, speakers, and bookshelves.
- Floor-to-ceiling arched picture windows with mountain views.
- Multiple sitting areas open to the kitchen, dining room, and wet bar.
- Soaring vaulted ceiling with a ceiling fan for comfort.
- Art nook and wall sconces.

Kitchen

- Surrounded by large windows and sliding doors opening to the covered patio with mountain views.
- Extensive workspaces, large center island, and U-shaped bar top with seating.
- Sub-Zero® refrigerator and freezer, Wolf® 6-burner cooktop with griddle, Wolf® built-in double oven, microwave, warming drawer, and two Asko dishwashers.
- Beautiful wood cabinets with under-cabinet lighting and ample storage.
- Chiseled-edge slab granite countertops.
- Planning desk and undermount sink with filtered water and prep sink.
- Walk-in butler's pantry with a sink, extra freezer, and exterior door for easy grocery unloading.

Powder Bathroom

- Located off the kitchen with stone wainscoting.

Office

- Rich wood built-in bookshelves and two built-in desks.
- Double door entry with textured glass
- French doors to the back deck.
- Tongue-and-groove ceiling with beams and built-in speakers.

Bedroom Wing

- Turret-shaped, circular hallway connecting bedrooms.
- Decorative marble and travertine tile floor.
- Domed, hand-painted ceiling with wrought iron chandelier.
- Wall sconces, wainscoting, and crown molding



Primary Bedroom

- Gas fireplace with tile surround and wood mantel, plus a sitting area.
- Coffee bar with drink fridge, sink, and storage.
- Large walk-in closet with island and custom organization system.
- Double door entry and walkout to the rear deck.
- Vaulted ceilings and floor-to-ceiling picture windows overlooking mountain views.

Primary Bathroom

- Large soaking tub with marble surround and picture window.
- Walk-in shower with bench, multiple shower heads, and body jets.
- Dual marble vanities with ample storage.
- Water closet for privacy.
- Marble tile floors.

Bedroom

- Walk-in closet with organization system.
- Full ensuite bathroom with large vanity, tub with glass closure.

Bedroom

- Walk-in closet with organization system.
- Ensuite bathroom with frameless glass shower.

Mudroom

- Built-in bench and storage cubbies.
- Counter workspace.
- Two large storage closets.
- Access to the garage and rear staircase.

Laundry

- Two sets of washers and dryers.
- Sink, counter space, and storage.

LOWER LEVEL

Recreation Room

- Spacious room with multiple sitting areas, game tables, music room, and wet bar.
- Rich accents including stone pillars and coffered wood ceilings.
- Oversized windows with mountain views.
- Gas fireplace with stone surround and wood storage nooks.
- French doors to the lower patio.
- Music room with stage and audio equipment.

Wet Bar

- Jenn-Air dishwasher, ice maker, drink fridge, kegerator, and microwave.
- Granite countertops, glass display cabinets, stone backsplash, custom flooring, and backlit bar detailing.
- Bar top seating for six.

Wine Cellar

- Temperature controlled with granite counter space and cigar humidior.
- Glass door with wrought iron detailing.

Theater

- Spacious stadium seating and poker table area.
- Two built-in equipment boxes, projector, screen, and built-in speakers.
- Coffered ceiling and wood pillars.
- Pass-through window from wet bar.
- Pocket door entrance.

Gym

- Rubber mat floors and wall of mirrors.

Bedroom

- Double door entry with a large walk-in closet and organization system.
- Ensuite bathroom with clawfoot tub, walk-in shower, and water closet.
- Fireplace and seating area with walkout access to the lower patio.

Laundry

- Sink, counter space, and storage

GARAGE

- Oversized 6-car garage with exterior access to the backyard and driveway.
- Workshop with built-in storage and workspace.
- Epoxy-coated floors and finished interior.
- ¾ bathroom in the garage.

Golf Simulator Room

- Lounge with sitting area.
- 3 projectors and screens with a simulator.
- Built-in shelving and storage for equipment.
- French door entry.
- Wood beams and pillars.

OUTDOORS

Back Patio

- Multiple seating areas overlooking mountain views.
- Outdoor kitchen with built-in grill, two burner stove, and warming drawer.
- Tongue-and-groove ceiling with wood beams.
- Open archways with stacked stone detailing.
- Built-in speakers.

Back Deck

- Accessible from the office and primary bedroom.
- Composite decking.

Gazebo

- Open with stone archways on all sides.
- Large gas fireplace with sitting area.
- Concrete tile roof.

Front Patio

- Covered front porch with beautiful stone archways and wood detailing,
- Tongue-and-groove ceiling.
- Access to the back patio

BOUNDARY OUTLINE MAP

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2581 CASTLE BUTTE DRIVE, CASTLE ROCK, COLORADO | 35 ACRES



*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.

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