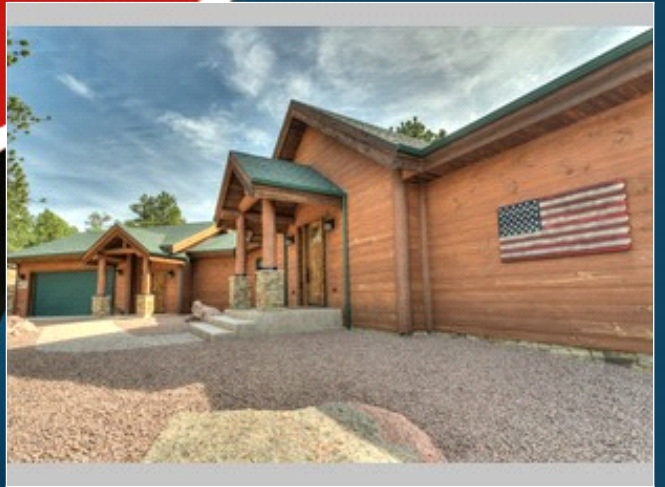


**FOR SALE**

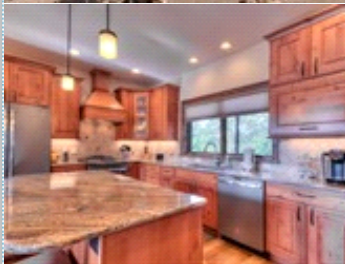


## Welcome to Boulder Ridge

876 Old Ranch Road , Florissant CO 80816



PRICE: \$825,000.00



**Bedrooms:** 3  
**Full Baths:** 3  
**Half Baths:** 1  
**Lot Size:** 35  
**Sqft:** acres

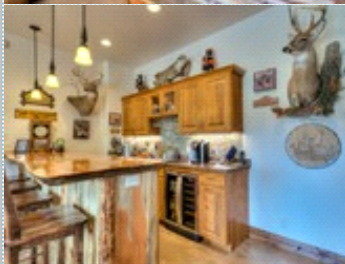
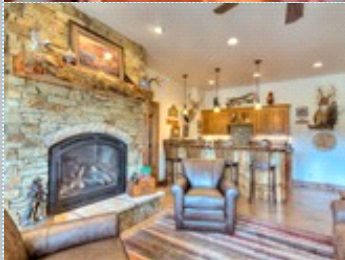
**Subdivision:** B Lazy M  
**Year Built:** 2016  
**HOA:** Yes  
**Parking:** 2 Cars  
**Floors:** 2

### PROPERTY FEATURES:

- Fireplace
- Hardwood floor
- Living room
- Dishwasher
- Microwave
- Attic
- High/Vaulted ceiling
- Tile floor
- Bonus/Rec room
- Refrigerator
- Granite countertop
- Washer
- Walk-in closet
- Family room
- Dining room
- Stove/Oven
- Stainless steel appliances
- Dryer

### PROPERTY DESCRIPTION:

Welcome to Boulder Ridge, a magnificent mountain retreat! This is a must see very custom home with attention to detail throughout. Stunning views from every room of Pikes Peak and surrounding rock formations. Beautiful arched beamed ceilings with aspen T&G in living room, custom archway leads to gourmet kitchen with custom Alder cabinetry and slab granite island. Huge walk-in pantry, spacious laundry room with sink. Off the kitchen and dining area is a screened 3 season porch with storm windows for the cooler seasons. Master bedroom has attached bath with large walk in shower, dbl vanities, heated tile floors and walks out to spacious upper deck. Deck is made of composite material and spans the length of main level. Views are spectacular! Lower level has an awesome family room with custom wet bar with Beatle Kill Pine accents and 2nd gas fireplace, a 2nd master bedroom that walks out to large paver patio. 3rd bedroom also walks out to the lower patio. Home has surround sound, auto sensor lights in closets, whole house back up generator, oversized HW heater, driveway alert with security system.



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