

# PROPERTY FEATURES:

3250 VIA MARGARITA  
CASTLE ROCK, COLORADO



## PROPERTY OVERVIEW

- Completely renovated, custom residence on 35 acres with breathtaking mountain views
- Ranch-style home with loft and finished, walk-out basement with mother-in law suite with private entrance
- Fantastic outdoor living spaces with 1,500 sqft. of deck space with a hot tub, and multiple patios
- Ready for horses with newly built 4-stall barn, pastures, and round pen
- An unparalleled setting, secluded by mature trees and nestled in a peaceful meadow with a dry riverbed
- Located in Waverton Ranch, a gated upscale community with easy access to the town of Castle Rock and I-25
- 4-car attached garage, heated and oversized
- Builder: Weideman
- Internet: Starlink
- 2023 taxes: \$12,350
- HOA: \$2,000 year

## RESIDENCE

- Square footage: 10,132 total, 8,477 finished, 5,935 above grade, 4,207 lower total
- 7 bedrooms: 5 main level, 2 basement
- 8 bathrooms: powder, three private ensuite, and shared ensuite on main, two bathrooms including mother-in-law on lower level
- 2 fireplaces: great room and primary bedroom
- Elevator shaft that accesses all three levels
- Further enhanced by tons of seller upgrades - new primary bathroom and remodeled guest bedrooms and bathrooms
- Radiant floor heating and central air cooling

## MAIN LEVEL

### Great Room

- Panoramic mountain views
- Modern fireplace with floor-to-ceiling stack stone and mounted TV
- Gorgeous 2x4 marble tile floors
- Wet bar with Reverse Osmosis water dispenser, beverage fridge, and live edge floating shelves
- Direct access to outdoor patio

## Kitchen

- Completely upgraded in 2023, everything is new
- Professional appliances: 66" Electrolux® fridge/freezer, Monogram® gas cooktop with 6-burners and griddle, extra quiet Vent-A-Hood® range hood, double ovens, and two Bosch® dishwashers
- Three large islands, one with seating
- Exotic Quartzite counters
- Reverse Osmosis water running through fridge dispenser and ice maker
- Custom knotty Alder cabinetry
- Farmhouse style sink
- Walk-in pantry

## Dining Room

- Open to the great room and kitchen
- Direct access to outdoor patio space with gas line for a grill

## Powder Room

- Imported Onyx floors and countertop with under counter accent lighting

## Living Room

- New hardwood floors
- Vaulted ceilings
- Tons of natural light
- Sliding doors to both the front patio and deck
- Gas line capped behind the wall to easily install a fireplace if desired

## Primary Suite

- Large arched windows with mountain views
- New modern fireplace with floor-to-ceiling stone
- Sliding door to front patio
- New accent mood lighting with dimmer
- Huge walk-in closet with new Classy Closet built-in closet system with quartz island
- New coffee bar with drink fridge

## Primary Bathroom

- Completely remodeled
- New, hand-picked, slab Carrara marble countertops and shower surround
- Frameless, all-glass shower with new tile, 2 heads plus an additional rain shower
- New freestanding tub overlooking scenic views
- Brand new fixtures and lighting
- Tons of storage
- Water closet with bidet
- Door to back deck and hot tub

## Office

- Part of primary suite with its own door
- Beautiful mountain views
- Could be used as library, craft room, or nursery

## Laundry Room

- Part of primary suite
- Built-in cabinets
- Clothes rack
- Utility sink

## Bedroom Two

- Full private ensuite - completely remodeled
- New, expanded walk-in closet with Classy Closets system
- New flooring
- Built in bookcase
- Door to patio

## Bedroom Three

- Full private ensuite - completely remodeled
- Classy Closets system
- New flooring
- Door to patio

## Bedroom Four and Five

- Shared ensuite - completely remodeled

## Shared Ensuite

- Huge 5-piece, completely remodeled
- New shower pan and tile
- New custom vanity with quartzite countertop and soft close drawers
- New hardware and lighting

## LOFT

- Bedroom with ensuite, currently used as an office
- Private rooftop deck with front range views

## LOWER LEVEL

- Spacious rec room
- Newly upgraded kitchenette with picture window, space for full-size fridge, and glass tile backsplash
- Access to garage with mud area

## Bedroom Six

- Walk-in closet
- Private entrance to house and garage

## Full Bathroom

- Upgraded vanity and backsplash

## MOTHER-IN-LAW

- Private entrance to the house
- Open-concept great room and dining area
- Brand-new, fully equipped kitchen with quartz countertops, GE fridge, Bosch microwave, GE range with hood, center island, and glass tile backsplash
- Primary (bedroom 7) with large walk-in closet
- ¾ bathroom with frameless step-in shower
- Own laundry room
- Bonus/flex room or non-confirming bedroom

## EXTERIOR

- Two separate patios with gas lines for grills and outdoor kitchen
- 1,500 square foot deck with Brazilian hardwood and built-in hot tub
- Fenced-in backyard with two-hole putting green
- Beautiful landscaping and mature trees
- Long circular asphalt driveway

## BARN

- 36'x36'
- 4-stalls with rubber mats and two turnouts
- Concrete floor in center aisle
- 12x12 tack room
- Wash bay
- 3 gravity driven freeze proof Drinking Post automatic waterers
- 8' overhangs on both sides
- 60' portable round pen installed
- Drive-through
- Built in 2020

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**Visit for more information:**

**[www.3250ViaMargarita.com](http://www.3250ViaMargarita.com)**

# RECENT UPDATES:

3250 VIA MARGARITA  
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## 2020

- Extensive stucco repairs
- Exterior and interior paint
- Roof paint
- Replaces much of the soffit fascia and soffit vents around the exterior
- Rodent and pest mitigation
- New hot water tank
- New boiler
- New well pressure tank
- New water filtration system
- Reverse osmosis system installed at kitchen
- Enclosed loft with bathroom and built the closet
- Added door to primary bedroom
- Built laundry closet in secondary bedroom wing
- Removed 4 dumpsters worth of previous owner's stuff and 15 pallets of old materials
- Added electric car charging outlet to garage
- Repaired pump in septic tank
- Built barn

## 2021

- Removed overgrown shrubs and plants from front landscaping
- Repaired sprinkler system
- Added landscape rocks to front of house
- Replaced primary furnace and A/C unit, included UV filtration system
- Resealed the driveway
- Replaced all ceiling fans
- Replaced all lights with LED

## 2022

- Completed mother-in-law suite using 1,500 sqft. of previously unfinished basement space. Includes full kitchen, 2 bedrooms (1 non-conforming), 1 bath, and laundry room.
- Added concrete walkway to connect private exterior entrance to front of house and garage
- Extended driveway by the garage
- Replaced all exterior light fixtures

- Completed rock wall at property entrance gate
- Replaced property gate mechanicals
- Replaced and sealed rooftop deck flooring
- Added Ramm Flex Fence and enlarged 2 paddock spaces for horses attached to the barn
- Property perimeter fence repaired to be fully enclosed

## 2023

- Full kitchen remodel with all new appliances
- Removed walls to make open concept
- Replaced flooring on most of the main level
- Removed den fireplace that was sticking out into the hall - Gas line is capped behind the wall if anyone wanted to add a fireplace back to the den
- Replaced/redesigned living room fireplace
- Replaced/redesigned primary bedroom fireplace
- Replaced wet bar in basement
- Replaced all finished basement flooring outside the new mother-in-law suite
- Added mud area to the basement by the garage
- Inverted closet from garage to be part of basement bedroom to give it a walk-in
- Replaced basement bath vanity, counter, and fixture
- Replaced stair treads and refinished stair railings
- Painted most doors, trims, and windows
- Replaced most baseboards
- Replaced primary bedroom closet system with custom designed by Classy Closets
- Installed Classy Closets systems in 2 main level bedrooms, basement bedroom, and hall closet
- Added white vinyl fence to back yard and installed solar powered light caps to fence post
- Cleaned well pipes and installed new well pump (5yr warranty)

## 2024

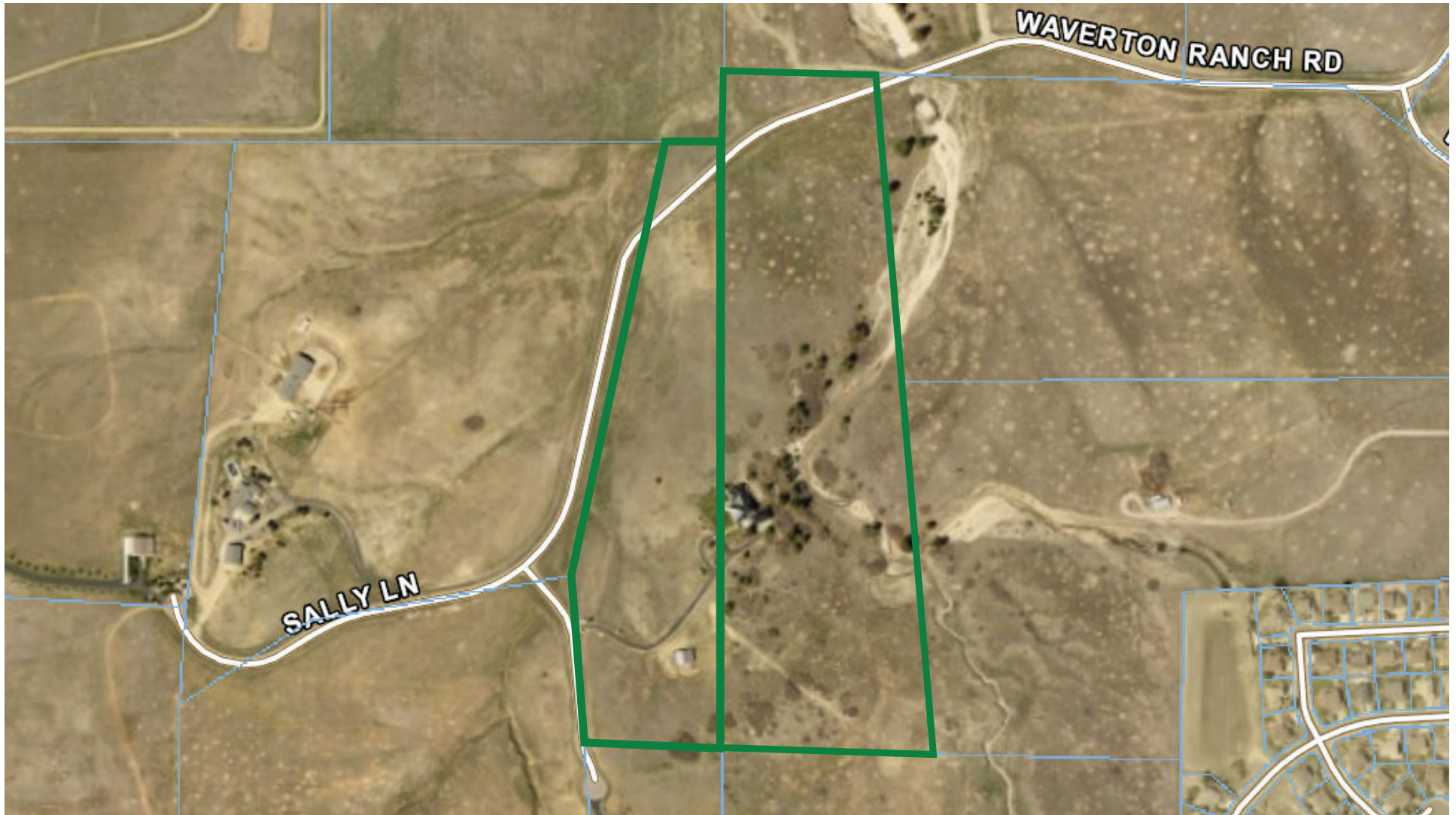
- All-new primary bathroom
- Remodeled guest bedrooms and bathrooms



# BOUNDARY OUTLINE MAP

stucygroup

3250 VIA MARGARTIA | CASTLE ROCK, COLORADO | 35.36 ACRES



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

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