

# FEATURES

4  4.5  5,153 SF 

|                   |                   |
|-------------------|-------------------|
| Total Square Feet | 5,153 SF          |
| Lot Size          | 1.01 Acre         |
| Year Built        | 1996              |
| Style             | Two-Story         |
| Basement          | Walk-out          |
| Heating           | Forced Air        |
| Cooling           | Central Air       |
| Garage            | 3 Car Oversized   |
| Subdivision       | Hillcrest Heights |
| HOA               | \$200/Annually    |

Beautiful 2-story home on private 1-acre lot. Secluded country living in a neighborhood away from the noise, 10 minutes away from anything you might need. Lot is best in neighborhood with the view of conservation easement and lake and West facing mountain views. Great room with soaring ceilings and natural light flow. Large kitchen with island cook top and double ovens. Formal dining room and a separate dining area. Gorgeous views from every window. Spacious master bedroom with 5-piece bath, walk-in closet, private deck, 2-sided fireplace, and views. 2 additional bedrooms with ensuite baths. Large garden level rec-room, wet bar, large 4th bedroom, and full bath. Oversized 3 car garage with attached mud-room and laundry. Fenced yard surrounded by mature trees and landscape. Freshly painted inside and out, new hardwood finish, new carpet in lower level, newer carpet on upper level freshly cleaned. Rare opportunity for a turn-key home on a lake lot in this secluded Niwot community.



**JOE BENNELL**  
Broker Associate

Office: 303.449.2131 x153  
Moble: 303219.1477  
joe@coloradogroup.com



The Colorado Group, Inc  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

**FOR  
SALE**

**\$1,250,000**

Secluded Country Living in Hillcrest Heights  
7760 Crestview Lane, Niwot, CO 80504

