

For Sale

Offered at \$592,500



**8015 Mallard Drive
Peyton, CO 80831**

5.24 acres - 3079 square feet
Deeded access to the taxiway at
Meadow Lake Airport

**Will be listed with MLS weekend
8/13**

Diane Minick Imrich, Owner
(719) 439-7263

Photo tour

<http://www.dividedlight.com/Mallard2/>

Permitted Clearly out-building (built 2009) 60' x 72' with concrete slab floor – 16' x 10' roll-up garage doors – permitted addition (built 2010) steel framed 46' wide with 42' wide x 14' hinge height bi-fold door and 30' concrete outside apron. Electrical throughout in conduit with its own breaker.

- ❖ Solar assisted Hot Water
- ❖ Built-in automatic emergency power Generator
- ❖ Well with good water
- ❖ Septic
- ❖ Concrete stamped patio, back porch, front walkway and entrance
- ❖ Two gas furnaces (up and down stairs separate)
- ❖ Two A/C units (up and down stairs separate)
- ❖ Sun room
- ❖ Kitchen has custom solid oak cabinetry with slab granite
- ❖ Kitchen Aid built-in wall oven/microwave combination
- ❖ Kitchen Aid dishwasher with stainless steel interior
- ❖ Wolf 4 burner gas cooktop - stainless steel
- ❖ 2 gas fireplaces (one in Master - one in living room)
- ❖ 3 car garage with laundry sink Laundry room with laundry sink
- ❖ Wired for surround sound in living room

- ❖ Hardwood floors in the dining room, office and observation room
- ❖ Guest bedroom on main level with attached full bathroom (leaving furnished with king size bed)
- ❖ Large Master bedroom on second level with private deck
- ❖ 5 piece master bath with slab granite
- ❖ Walk-in master closet
- ❖ 4 bedrooms (including master and guest bedroom)
- ❖ 4 bathrooms (Master bath plus 2 full baths and 1/2 bath) - all with slab granite
- ❖ 3rd floor observation tower (360 degree view) with wet sink bar and area for small frig
- ❖ Built in office on 2nd floor with circular staircase going to observation area
- ❖ Window coverings included - most blinds are top down/bottom up to take advantage of the view
- ❖ Central Vacuum system in home and garage