



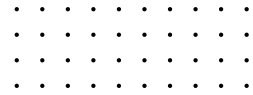
Genesee

1615 Foothills Drive South, Golden



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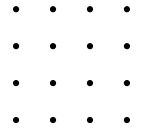
Only 14 minutes from downtown Golden, 1615 Foothills Dr feels like living in a treehouse. Located within the luxurious mountain community 'The Genesee Foundation' and surrounded by mature trees on a .51 acre lot, this home has alpine modern bones, with high beamed ceilings that make the space feel open and woodsy.



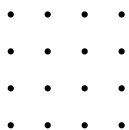
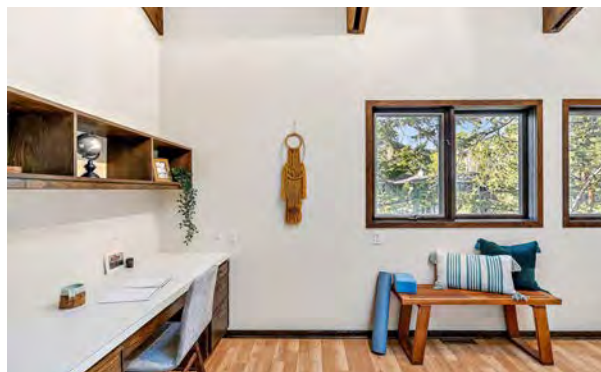
The main living room includes a custom stained glass window and a stunning double-sided stone fireplace warms living/dining rooms. Drenched in sunlight from windows and skylights galore, this home has a large kitchen with ample pantry and spacious decks on three sides, for comfortable indoor/outdoor living at any time of day.

The main floor includes a primary bedroom and laundry - wheelchair accessible. The Foundation owns over twelve hundred acres of artfully managed green space, creating endless neighborhood views and making this eco-friendly home feel like you're permanently on vacation.

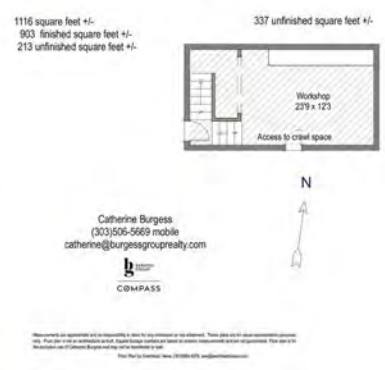
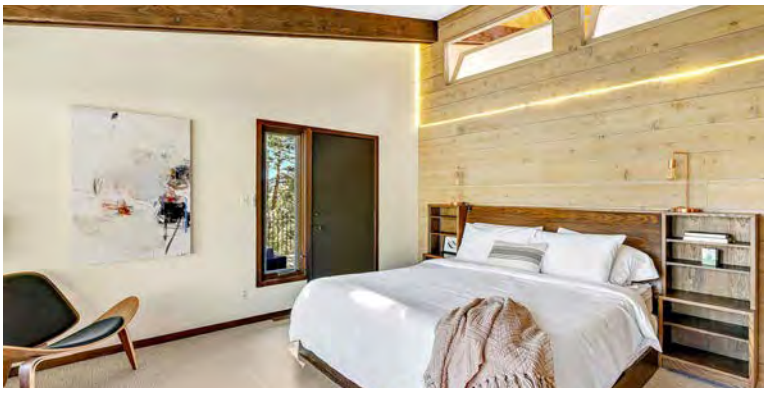




- 22,216 sf LOT (0.51 acres)
- Xcel Gas & Electric; Genesee Water & Sanitation District; CenturyLink Internet
- HOA - 2 clubhouses & Historical house; 4-tennis courts; pickle-ball court; 2 swim pools (lap family pool & another rec area w-kids splash area finished 2021); exercise area; rec room; upkeep to roads that are not county owned; trash/recycle, snow removal; lots of possible Clubs to join
- Two furnaces servicing separate floors: main level unit has humidifier
- Gas tankless water heater 'Navien NPE-2404' - installed July 2020
- Plumbed for downdraft under kitchen stove
- 6 Frosted double skylights; Beamed ceilings
- Retractable awning on west deck (auto-retracts during windy days)
- Equipped with an audio woodpecker/nuthatch repellent system
- Kitchen counters, backsplash, lighting & stove/oven replaced in 2010
- Refrigerator & dishwasher replaced 2020; Kitchen faucet replaced in 2021
- Kitchen and dining room cabinet shelves are all pull-out for easy access
- Replaced garage door pulley wheels 2022
- Separate 30-AMP RV subpanel installed in 2022
- The roof was replaced in 2017
- Double pane windows throughout
- Floor combination safe in the office
- Large crawl space with vapor barrier under entire lower level (besides mechanical room)
- By request - Jefferson County sheriff 'vacation check' at your personal home
- Dbl-sided stone fireplace between LR/DR uses outside air for combustion & has convection ducting
- Main level is completely wheelchair accessible
- Both the finished lower-level and unfinished basement are walk-out accessible
- Stained glass window in living room was designed and executed by the original owners
- Roof above S deck has opening & allows sunlight & passive solar heat into the house during winter, while the angle of the deck prevents direct sunlight from entering in the summer
- Downstairs family room contains: mini refrig, sink, 2 burner stove, and large closet
- 15+ miles of hiking trails starting right outside the door - Abuts private open space



3 BD 2.5 BA 3,178 SF



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