

# PROPERTY FEATURES

8438 OWL ROOST CT.  
PARKER, COLORADO 80134



*Phillip Booghier*  
Fine Homes & Luxury Properties

## ARCHITECTURAL & DESIGN FEATURES

- One-of-a-kind Georgian Revival-influenced executive estate
- Comprehensive top-to-bottom renovation
- Estate-style driveway approach with a formal sense of arrival
- Architectural design inspiration drawn from the West Virginia Governor's Mansion
- Approximately 6,500+ square feet | 6 bedrooms | 6 bathrooms | 3-car garage
- Move-in ready condition with curated, cohesive design
- Grand, symmetrical brick façade with formal portico entry
- Multiple balconies with classical balustrades
- Wide-plank white oak flooring throughout main and upper levels
- Herringbone wood flooring in the main foyer
- Architectural ceiling details, including tray and coved ceilings
- Arched openings and classical millwork throughout
- French doors connecting primary living and dining spaces
- Built-in shelving and cabinetry in formal living areas
- Curated designer lighting throughout
- Full exterior repaint completed in 2024

## KITCHEN & ENTERTAINING

- Fully redesigned chef's kitchen
- All-new custom American-made solid wood cabinetry in a traditional inset design
- Quartzite slab countertops with full-height quartzite backsplash
- Professional-grade dual-fuel range with custom plaster hood and pot-filler plumbing in place
- Oversized central island with seating
- Walk-in pantry
- True butler's pantry with secondary prep space, sink, and additional cabinetry
- Grand formal dining room with classic proportions
- Formal living room with fireplace, custom built-ins, and French doors to the veranda

## PRIMARY SUITE & BATH

- Expansive primary suite with sitting area
- Private balcony positioned above the front portico
- Tray ceiling with statement chandelier
- Primary ensuite bath with true his-and-hers wings featuring quartzite, marble, and limestone finishes
- Freestanding soaking tub positioned beneath oversized windows
- Glass-enclosed walk-in shower
- Dual vanities with custom cabinetry and quartzite countertops



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## LOWER LEVEL & FLEX SPACES

- Flexible layout ideal for entertaining, guests, or multi-generational living
- Lower-level recreation room with wet bar (no cooking appliances)
- Luxury vinyl flooring throughout the lower level
- Dedicated in-home fitness room with mirrored wall
- Lower-level  $\frac{3}{4}$  bath serving recreation, fitness, and guest areas
- Secondary lower-level laundry room supporting extended-stay or multi-generational use

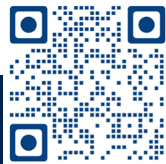
## GARAGE, STORAGE & FUNCTIONALITY

- Oversized attached three-car garage with dedicated workshop area
- Extensive built-in garage storage
- Dedicated mudroom with floor-to-ceiling custom cabinetry

## OUTDOOR LIVING & SETTING

- Approximately  $\frac{3}{4}$ -acre wooded homesite backing to 12+ acres of open space
- Multiple outdoor living areas across main and upper levels
- Veranda accessed from the formal living room
- Elevated private balconies overlooking treetops and open space
- Circular patio with built-in fire feature
- Mature trees providing privacy and a wooded backdrop
- Seamless indoor-outdoor flow from primary living spaces
- Quiet private cul-de-sac location within The Timbers at The Pinery
- Pocket park located at the end of the cul-de-sac

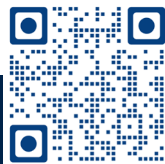
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