



Phillip Booghier
Fine Homes & Luxury Properties

A PRIVATE FIVE-ACRE RETREAT

7539 Stroh Road | Parker, Colorado

LIV | Sotheby's
INTERNATIONAL REALTY



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THE OPPORTUNITY

Some homes are defined by finishes.
Others by size.

This home is defined by land, setting, and possibility.
Set on five private acres backing to open space in Parker's coveted Butterfield subdivision, 7539 Stroh Road offers something increasingly difficult to find—scale, privacy, and proximity, all in one address.

With over 6,500 finished square feet, true main-level living, and resort-style outdoor spaces already in place, this property delivers immediate livability with long-term upside. The interior offers a solid architectural foundation, presenting an exceptional opportunity for personalization without sacrificing location or land.

This is not a finishes-first home.
This is a setting-first opportunity.

5 Acres | 6,586 sf | 5-Bed | 4-Bath | Office | Walk-Out Ranch | Pool & Hot Tub



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THE SETTING & ARRIVAL

Elevated. Private. Unrepeatable.

- Five-acre homesite backing to open space
- Positioned above surrounding homes for enhanced privacy
- Sweeping mountain and Front Range views
- Mature trees and natural stone landscaping
- Circular driveway with stamped concrete entry

From the moment you arrive, the property feels removed from the pace of town—yet Parker's Main Street, dining, and daily conveniences remain just minutes away.

This is acreage living without isolation.

A rare balance in today's market.

HIGHLIGHTS

- ◆ Private 5-Acre Estate Backing To Open Space
- ◆ Irreplaceable Acreage Minutes From Parker
- ◆ Elevated Setting With Sweeping Mountain Views
- ◆ True Main-Level Living Walk-Out Ranch
- ◆ Multi-Generational Floorplan Flexibility
- ◆ Resort-Style Pool With Slide & Waterfall
- ◆ Directly Across From Colorado Golf Club
- ◆ Multiple Outdoor Living & Entertaining Spaces
- ◆ Mature Pines, Landscaping & Stone Hardscape
- ◆ Trex Decking With Upgraded Steel Framing
- ◆ Dedicated Home Gym
- ◆ Vaulted Ceilings & Expansive Windows
- ◆ Three-Car Attached Garage
- ◆ Laundry On Main & Lower Levels
- ◆ Private Well (No Municipal Water Bill)
- ◆ High-Speed Fiber Internet Available
- ◆ Coated Metal Roof With Concrete Tile Appearance
- ◆ HOA Allows Two Outbuildings
- ◆ Approximately 3 Miles To Downtown Parker





MAIN-LEVEL LIVING

Designed for today. Built for the long term.

True main-level living anchors the home's layout, allowing daily life to unfold on one level while maintaining flexibility below.

- Primary suite on the main level
- Kitchen, dining, and living areas on one floor
- Executive office on the main level
- Direct access to multiple outdoor spaces

For buyers seeking longevity, comfort, and adaptability, this layout is a meaningful differentiator.





OUTDOOR LIVING

This is where the home truly distinguishes itself. The outdoor environment has been thoughtfully layered to create a private, resort-style experience—rarely found on acreage this close to town.

- In-ground pool with slide and waterfall
- Hot tub (included)
- Fire pit seating on upper deck
- Covered lower patio
- Multiple decks and stamped concrete patios
- Fully fenced pool area

Whether hosting large gatherings or enjoying quiet evenings outdoors, the setting feels more retreat than residence.





INTERIOR SCALE & FLEXIBILITY

With over 6,500 finished square feet, the home offers space that adapts to evolving needs—without requiring immediate renovation to function.

- Walk-out lower level with exterior access
- Secondary living and entertaining spaces
- Wet bar and second kitchenette
- Dedicated home gym
- Second primary-style bedroom

The interior provides a strong foundation—ready to be enjoyed now and customized over time.





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SYSTEMS, LAND & INFRASTRUCTURE

- Private Well (No Municipal Water Bill)
- High-Speed Fiber Internet Available
- Radon mitigation system installed
- Large-capacity furnace
- Central A/C (approx. 2 years old)
- Laundry on both main and lower levels
- Irrigation system with approx. 20 zones

Butterfield HOA allows:

- Two 1,200 SF outbuildings

—or—

- One 2,400 SF outbuilding



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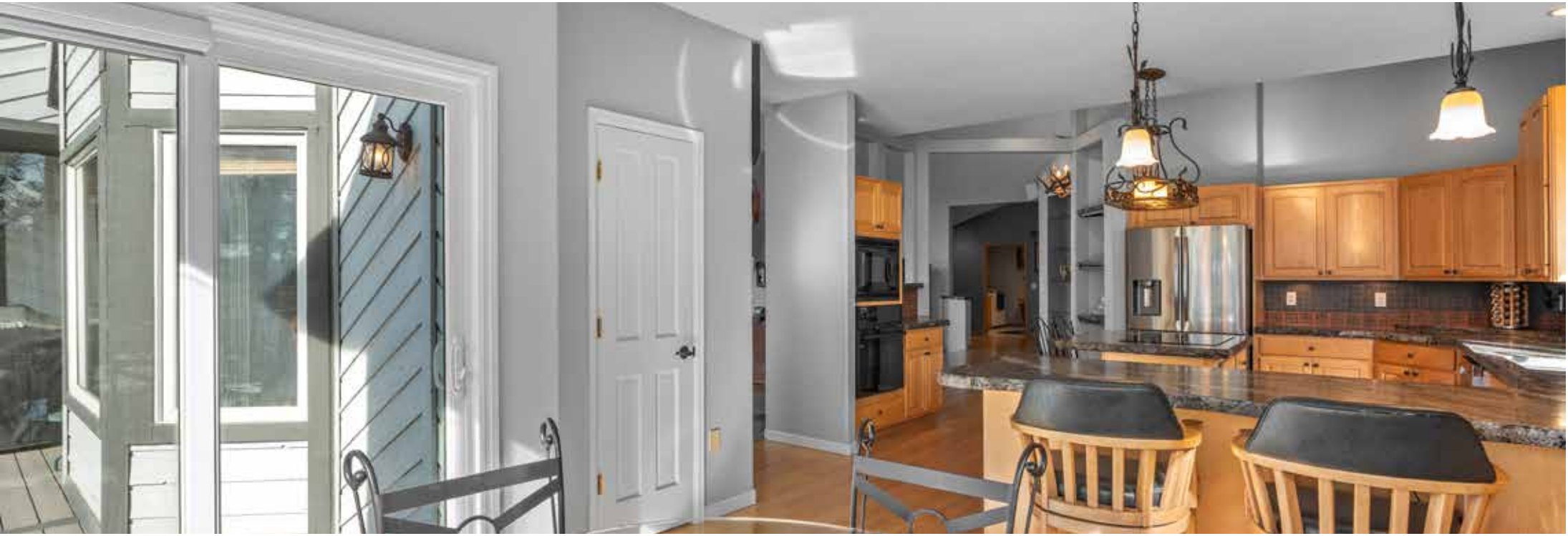
WHO THIS HOME IS FOR

This residence is ideal for buyers who:

- Value land and setting over finishes
- Want privacy without sacrificing convenience
- Prefer main-level living with flexibility below
- Plan to personalize rather than rebuild
- Understand long-term land value in Parker

It is especially well-suited for buyers who recognize that location and land cannot be recreated—but interiors can.







LOCATION HIGHLIGHTS

- 3 miles to Downtown Parker
- Across from the Colorado Golf Club
- Easy access to Parker Road & E-470
- Acreage living in Southeast Metro
- A rare convergence of space, elevation, and proximity.

All distances are approximate



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THE CLOSING

Homes like this are not compared.
They are understood.

7539 Stroh Road is not a finishes-driven home—it is a land, setting, and lifestyle opportunity that simply cannot be replicated in today's market.

Secure the setting now.
Personalize the rest over time.
This is truly one of one.

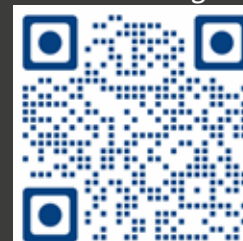


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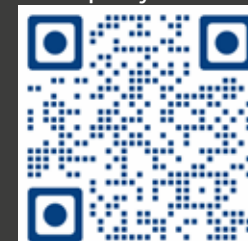


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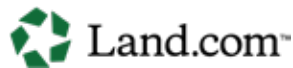
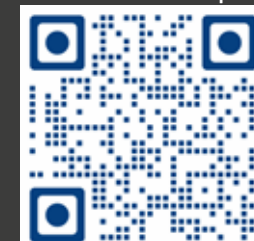
View Listing



Property Video



Interactive Map



**PHILLIP
BOOGHIER**

Your Trusted Real Estate Advisor

303-961-6956

www.phillipbooghier.com

phillip@phillipbooghier.com

482 W Happy Canyon Rd

Castle Rock, CO 80108

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