



*Phillip Booghier*  
Fine Homes & Luxury Properties

# The Only True Waterfront Estate Within a Five-Home Enclave

4443 West Cottonwood Place Littleton, CO 80123

LIV | Sotheby's  
INTERNATIONAL REALTY



## Waterfront. *Without Compromise.*

Positioned along the shoreline of a private pond shared by only five residences, this estate holds the premier waterfront setting — and stands as the only home within the enclave backing entirely to the water. Nearly three-quarters of an acre unfolds into full-width shoreline frontage, where private dock access, curated landscape, and unobstructed water views become part of daily life.

- HIGHLIGHTS:**
- ◆ Only residence backing entirely to water
  - ◆ Full-width shoreline frontage (3/4 acres)
  - ◆ Private dock for paddleboarding & fishing
  - ◆ Deeded water rights + irrigation well
  - ◆ Agricultural / ditch irrigation water
  - ◆ Landscaped shoreline retreat
  - ◆ Koi pond with cascading water feature

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## What Sets *This Estate Apart*

4443 West Cottonwood Place holds the premier shoreline position within a five-residence waterfront enclave — and remains the only home backing entirely to the water, with full-width frontage, private dock access, and deeded transferable water rights.

Nearly 6,000 finished square feet unfold with architectural intention, enhanced by Pella windows and doors throughout, five fireplaces, plantation shutters, and a vaulted primary suite with a see-through fireplace, heated floors, and dual custom dressing rooms.

The kitchen is supported by a premium appliance suite, while major systems have been proactively addressed, including dual A/C replacement and a Class 4 impact-resistant roof currently being installed.

Below, a private entertainment wing with billiards room, wet bar, fitness space, and steam shower offers flexibility for multi-generational living or extended stays.

### KEY DISTINCTIONS:

- ◆ Only residence fully backing to the water
- ◆ Private dock within a five-home enclave
- ◆ Deeded water rights + irrigation well
- ◆ Pella windows and doors throughout
- ◆ Premium appliance suite
- ◆ Nearly 6,000 finished square feet
- ◆ Vaulted primary suite with heated floors
- ◆ Dedicated lower-level entertainment wing
- ◆ Four-car garage with interior access
- ◆ Seller installing Class 4 impact-resistant roof
- ◆ Four-car garage with interior access



# A Curated *Estate Arrival*

A sweeping stamped concrete drive unfolds beneath mature trees, revealing a classic brick façade framed by a dramatic two-story arched entry.

The approach is intentionally layered — offering privacy first, then presence — creating a sense of arrival that feels both composed and quietly elevated.

## **HIGHLIGHTS:**

- ◆ Private cul-de-sac setting
- ◆ Exclusive five-home enclave
- ◆ Solid wood statement entry door
- ◆ Curved stamped concrete driveway
- ◆ Landscape lighting throughout
- ◆ Four-car attached garage
- ◆ Interior garage-to-basement access

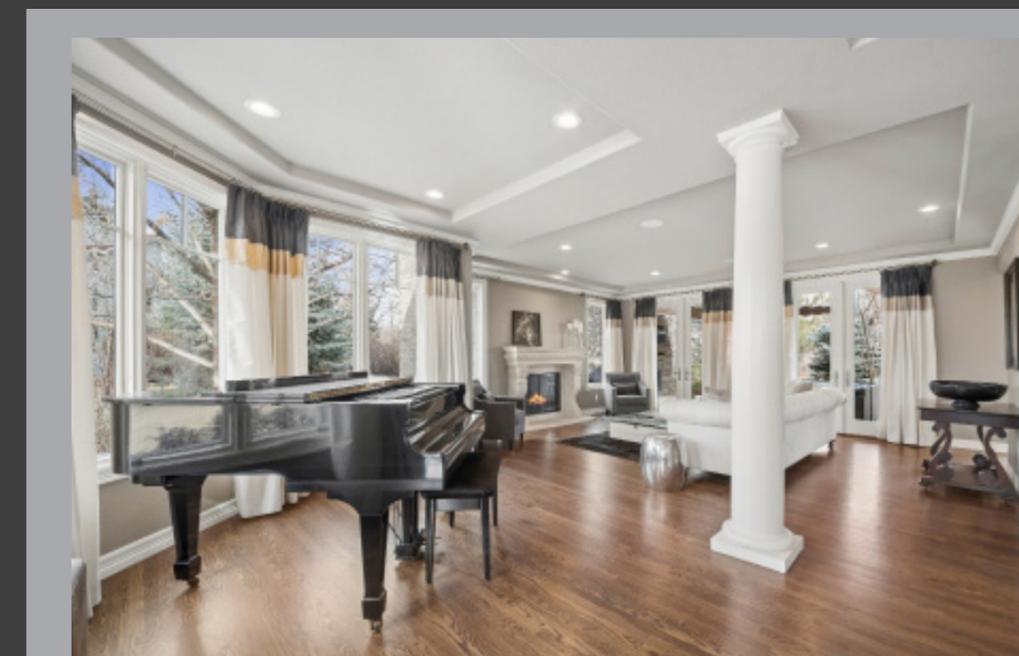


## Architecture Designed For Connection

Over 6,000 finished square feet unfold with architectural intention, where Pella windows and doors throughout frame the water from nearly every primary living space. Hardwood floors, layered ceiling detail, and intentional sightlines create a continuous connection between interior living and the waterfront beyond.

### HIGHLIGHTS:

- Nearly 6,000 finished square feet
- Pella windows and doors throughout
- Hardwood flooring across main level
- Extensive crown molding and trim detail
- Five fireplaces throughout the home
- Plantation shutters throughout
- Formal living and dining rooms
- Executive office with custom built-ins





## The Entertainer's *Command Center*

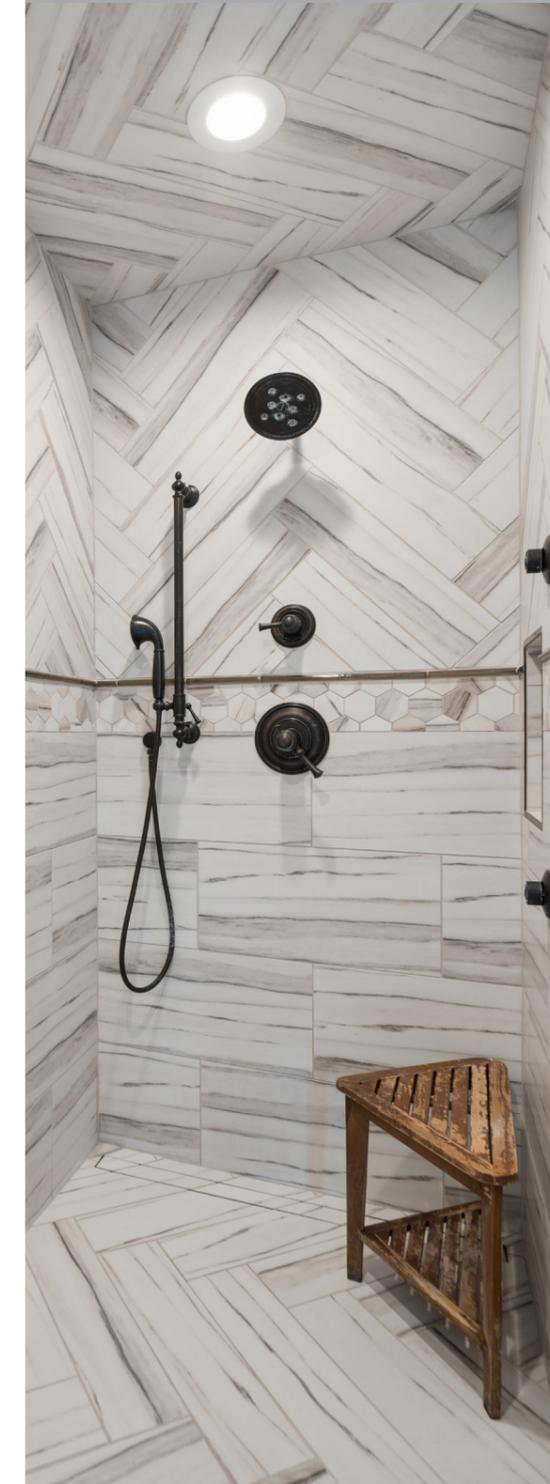
Designed as the central gathering space of the home, the kitchen blends custom craftsmanship with a premium appliance suite, all oriented toward uninterrupted views of the water.

Custom alder cabinetry, expansive prep surfaces, and seamless flow to the outdoor living spaces position this kitchen as both a daily anchor and an entertainer's stage.

### **HIGHLIGHTS:**

- Custom alder cabinetry by Custom Cupboards
- Sub-Zero refrigerator and butler's pantry refrigeration
- Thermador double wall ovens
- Asko dishwasher
- Dacor gas range
- Large center island with prep space
- Breakfast nook with water views
- Direct access to outdoor living





## Elevated. *Private. Serene.*

The vaulted primary suite is positioned to capture water views, creating a sense of quiet separation from the rest of the home.

The fully renovated spa bath extends the experience, with heated herringbone floors, a freestanding soaking tub beneath arched windows, and a see-through fireplace that connects the two spaces.

### HIGHLIGHTS:

- Vaulted primary suite with water views
- See-through fireplace connecting bedroom and bath
- Heated herringbone tile floors
- Freestanding soaking tub beneath arched windows
- Glass-enclosed oversized shower
- Dual vanities with stone countertops
- Two walk-in closets
- Custom full-height dressing mirror



## A Private *Entertainment Wing*

Spanning 1,813 finished square feet, the lower level is designed as a fully independent extension of the home — equally suited for entertaining, long-term guests, or multi-generational living.

With direct garage access and a complete suite of amenities, the space offers flexibility without compromise.

### **HIGHLIGHTS:**

- ◆ Dedicated billiards and recreation room
- ◆ Wet bar with ice machine and wine refrigeration
- ◆ Fitness room (or optional flex space)
- ◆ Steam shower bath
- ◆ Two lower-level bedrooms
- ◆ Private interior garage access



# A Private Waterfront *Outdoor Experience*

Designed as a series of connected outdoor environments, the grounds extend the home into a true waterfront experience.

Covered gathering spaces, fire elements, and private retreat areas unfold toward the shoreline, where the dock becomes a natural extension of daily living.

## HIGHLIGHTS:

- Covered patio with stone fireplace
- Integrated heaters and ceiling fan
- Circular fire feature terrace
- Private hot tub retreat
- Tiered patios oriented toward the water
- Trail access leading to private dock



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## Littleton's Most *Private Waterfront Address*

Set within unincorporated Arapahoe County and adjacent to Polo Reserve, this five-home waterfront enclave offers a level of privacy rarely found this close to the city.

Positioned just minutes from Columbine Country Club, the Platte River Trail system, and Downtown Littleton, the location balances quiet seclusion with immediate access to daily conveniences, executive travel, and Colorado's broader lifestyle destinations.

### **IMMEDIATE SURROUNDINGS:**

- Adjacent to Polo Reserve (separate HOA)
- Columbine Country Club — 1.3 miles
- Platte River Trail system access
- Minutes to Downtown Littleton

### **REGIONAL ACCESS:**

- Denver Tech Center — 10 miles
- Downtown Denver — 13 miles
- Centennial Airport — 13 miles
- Cherry Creek — 15 miles
- Denver International Airport — 35 miles
- Vail — 102 miles
- Steamboat — 159 miles

# A Waterfront Estate — *Without Leaving Denver*

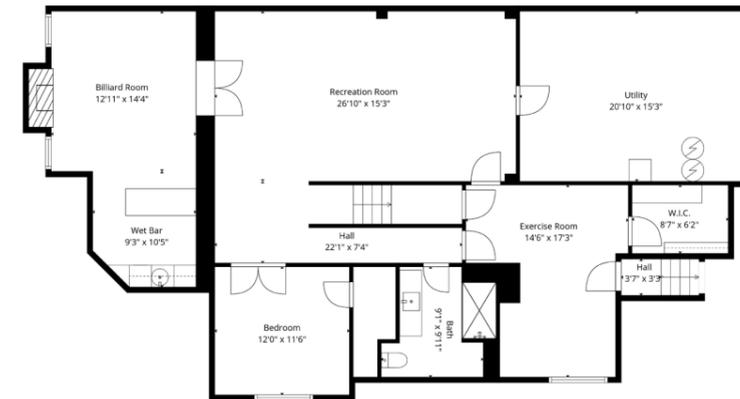
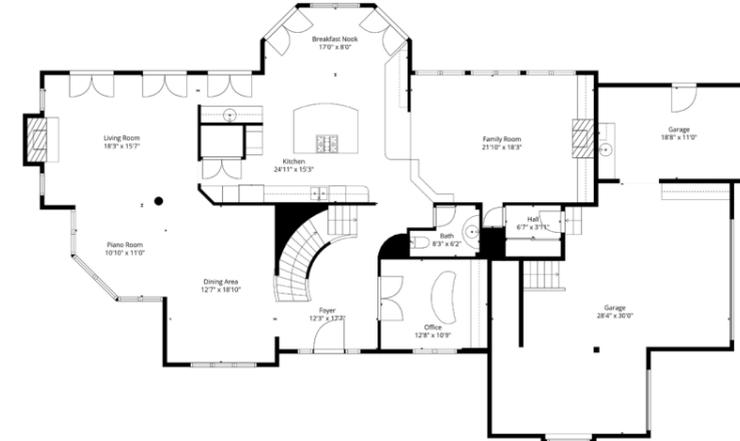
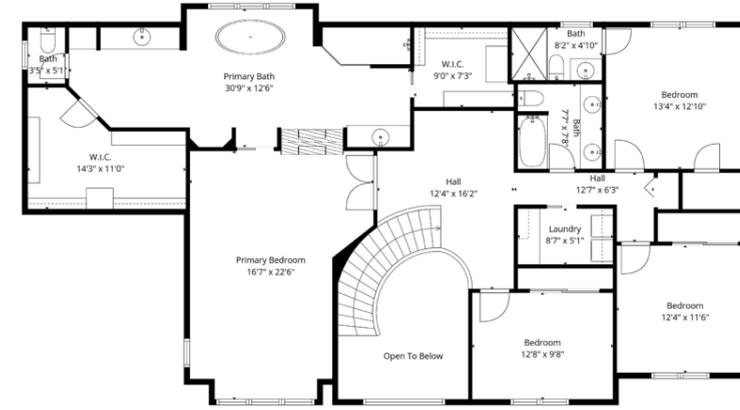
For buyers accustomed to coastal markets, gated communities, or executive corridors, this residence offers something rarely found in the Denver metro area — true private waterfront living without sacrificing access.

A five-home enclave. Private dock access. Nearly 6,000 finished square feet. All positioned within minutes of Columbine Country Club, Centennial Airport, and the Denver Tech Center — with direct reach to Colorado's premier mountain destinations

## **EXECUTIVE POSITIONING HIGHLIGHTS:**

- 13 miles to Downtown Denver
- 10 miles to DTC
- 13 miles to Centennial Airport
- 35 miles to DIA
- 102 miles to Vail
- 159 miles to Steamboat





## Architectural *Flow*

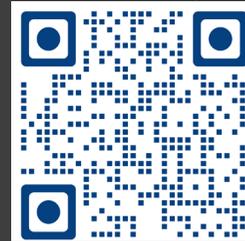
Every exceptional residence is defined by how it lives. At 4443 West Cottonwood Place, the layout balances openness with intentional separation — with primary living spaces oriented toward the water, a private upper-level retreat, and a fully independent lower level designed for flexibility.

The main level anchors daily living and entertaining, with seamless transitions between the kitchen, great room, formal spaces, and outdoor terraces. Above, secondary bedrooms are positioned apart from the vaulted primary suite, creating quiet privacy.

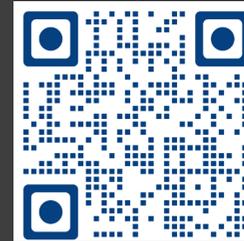
Below, 1,813 finished square feet form a complete secondary living environment — with recreation space, wet bar, fitness room, bedrooms, and steam shower — offering flexibility for multi-generational living, extended stays, or private retreat.



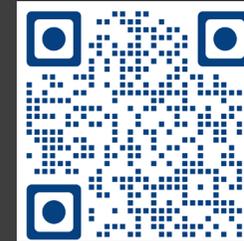
View Listing



Property Video



Interactive Map



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