

# FROM US TO YOU

## Exceptional Custom Home in Indian Peak Experience Wondervu Living

### A Story of Comfort, Beauty, and Connection to Nature

Nestled in the acclaimed Indian Peak neighborhood of Wondervu, Coal Creek Canyon, this custom-designed home offers not just a place to live, but a lifestyle and a story waiting to be told. Imagine waking each morning surrounded by the peaceful ambiance of Colorado's wildlife, with deer grazing and moose pausing to drink from your bird bath, while the sun floods your home through award-winning passive solar architecture. Here, every detail has been carefully crafted, from the hot water baseboard heating and cozy fireplaces to the chef's kitchen equipped with Bosch appliances, wine bar, and expansive quartz countertops - perfect for gatherings with friends and family.

As a buyer, you'll experience the joy of panoramic views from the primary suite's picture windows - watching the snow-capped Continental Divide in the distance, or soaking in a luxurious jacuzzi tub as city lights twinkle below. Entertaining becomes effortless on spacious cedar decks, designed for relaxing evenings, stargazing, and connecting with community as neighbors walk their dogs past your inviting home.

Recent \$300K upgrades by a local artesian carpenter ensure the home is move-in ready and filled with modern touches. Whether you're enjoying movie nights by the wood stove in the finished basement, or sipping coffee in the sun-drenched kitchen and living room, every space is tailored for comfort and memorable experiences. The story of this home is one of harmony with nature, thoughtful design, and endless possibilities for making lasting memories. Step inside and discover what it's like to truly live in Wondervu.

30 minutes from Boulder or Golden and 20 minutes to the nearest grocery store in Candelas, Arvada. Ten minutes West to the Peak-to-Peak highway which takes you to Eldora Ski Resort and Rock Mountain National Park.

Reel Family

\*Information deemed reliable but not guaranteed

