



THE TREE HOUSE

9905 Bayou Ridge Trail | Parker, Colorado

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INTERNATIONAL REALTY



Welcome To The *Tree House*

A long private driveway leads into a setting that feels tucked away, yet remains conveniently connected to Parker, Castle Rock, Colorado Horse Park, The Pinery Country Club, Elizabeth, and the Denver Tech Center. Known as "The Tree House," the property brings together usable acreage, meaningful recent updates, multiple outdoor living areas, a finished walk-out lower level, and a substantial detached shop.

With 5 bedrooms, 3 bathrooms, more than 4,000 square feet, a 3-car attached garage, and a detached 64' x 42' heated and insulated shop, this property offers the kind of space and flexibility that is increasingly difficult to find close to town.

Property *Highlights*

4.8-acre lot in The Hills at Bayou Gulch

End-of-cul-de-sac location with long private driveway

Detached 64' x 42' heated and insulated shop

Storage for up to 16 cars +/- between the shop and attached garage

Shop could easily be converted to a barn

RV parking, hookups, and dump station

RR zoning | Voluntary HOA | Horse and animal-friendly acreage

Neighborhood bridle trails / easements

Sunset viewing platform on west end

Finished walk-out lower level with wet bar and wine tasting room

Updated home with new windows throughout

New roof, gutters, and skylights on house and shop in 2025

New Pella entry doors installed in 2025 at two locations

3-car attached garage with attached 23' x 11' shop/storage and EV charger





Acreage, Setting & Views

A 4.8-ACRE PARKER SETTING

The acreage is one of the property's defining features. Located in The Hills at Bayou Gulch, the setting offers mountain, meadow, and tree-filled views, partially irrigated landscaping, fenced and partially fenced acreage areas, an enclosed garden / nursery area, and an existing chicken coop.

With RR zoning, a Voluntary HOA, horse and animal-friendly acreage, neighborhood bridle trails / easements, well, septic, and natural gas, the property offers both character and utility in a highly accessible Douglas County location.

FEATURES

- ◆ 4.8-acre lot in The Hills at Bayou Gulch
- ◆ Mountain, meadow, and tree-filled views
- ◆ End-of-cul-de-sac location with long private driveway
- ◆ RR zoning | Voluntary HOA | Horse and animal-friendly acreage
- ◆ Existing chicken coop
- ◆ Enclosed garden / nursery area
- ◆ Neighborhood bridle trails / easements
- ◆ Fenced and partially fenced acreage areas
- ◆ Partially irrigated landscaping
- ◆ Well, septic, and natural gas



A Defining *Property Feature*

DETACHED SHOP

The detached 64' x 42' heated and insulated shop is one of the strongest differentiators at 9905 Bayou Ridge Trail. With storage for up to 16 cars +/- between the shop and attached garage, this property offers serious capacity for vehicles, hobbies, equipment, RV use, or acreage-related needs.

The shop includes RV parking, hookups, and dump station, concrete floor, extensive interior lighting, bar / lounge-style area, two 8' shop doors, one 12' shop door, and 12'6" ceilings. The shop could easily be converted to a barn, adding another layer of flexibility for buyers seeking animal-friendly acreage. An asphalt driveway to the shop was added in 2023, improving access and everyday functionality.

FEATURES

- ◆ Detached 64' x 42' heated and insulated shop
- ◆ Storage for up to 16 cars +/- between the shop and attached garage
- ◆ Shop could easily be converted to a barn
- ◆ RV parking, hookups, and dump station
- ◆ Asphalt driveway added to shop in 2023
- ◆ Two 8' and one 12' shop doors
- ◆ 12'6" ceilings
- ◆ Concrete floor
- ◆ Extensive interior lighting
- ◆ Bar / lounge-style area



Outdoor *Living*

Outdoor living is a major part of the experience at The Tree House. The home features an extensive wraparound composite deck, front and back patios, outdoor lighting, a hot tub area, fire pit area, and a sunset viewing platform on the west end.

These spaces give the property multiple destinations for relaxing, entertaining, and taking in the surrounding acreage, trees, and views.

FEATURES

- ◆ Multiple outdoor living areas
- ◆ Extensive wraparound composite deck
- ◆ Front and back patios
- ◆ Custom powder-coated railing
- ◆ Outdoor lighting
- ◆ Hot tub area
- ◆ Fire pit area
- ◆ Sunset viewing platform
- ◆ Enclosed garden / nursery area



Character, Volume & Views

INTERIOR FEATURES

Inside, the home offers 5 bedrooms, 3 bathrooms, and more than 4,000 square feet. Large picture windows frame mature trees, outdoor spaces, and views, while vaulted ceilings, exposed wood beam details, and a dramatic double-sided brick fireplace anchor the main living and dining areas.

The spacious primary bedroom features a vaulted ceiling, walk-in closet, five-piece ensuite, and custom vanity with dual vessel sinks. A 3-car attached garage with attached 23' x 11' shop/storage and EV charger adds practical everyday function.

FEATURES

- ◆ 5 bedrooms | 3 bathrooms | 4,000+ square feet
- ◆ Large picture windows framing mature trees, outdoor spaces, and views
- ◆ Vaulted ceilings in key living spaces
- ◆ Exposed wood beam details
- ◆ Dramatic double-sided brick fireplace anchoring the main living and dining areas
- ◆ Spacious primary bedroom with vaulted ceiling, walk-in closet, five-piece ensuite, and custom vanity with dual vessel sinks
- ◆ 3-car attached garage with attached 23' x 11' shop/storage and EV charger
- ◆ Lutron lighting system in select main-level living area



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The Kitchen Open, Practical & *Connected*

The kitchen is positioned as a central gathering space, connected to the main living and dining areas. Wood floors, a large eat-in kitchen island, walk-in pantry, newer stainless steel appliances, and skylights with motorized / remote-controlled shades create a functional and inviting main-level hub.

FEATURES

- Spacious kitchen
- Wood floors
- Large eat-in kitchen island
- Walk-in pantry
- Newer stainless steel appliances
- Skylights with motorized / remote-controlled shades
- access to the outdoor hot tub.

Natural light, layered materials, and thoughtful architectural detailing create an environment that feels both luxurious and deeply comfortable.



Flexible Space With *Memorable Features*

WALK-OUT LOWER LEVEL

The finished walk-out / daylight lower level adds meaningful flexibility with a large open recreation room, wet bar, two guest bedrooms, and a full bath.

A custom wine and tasting room with hidden storage and a decorative metal entry gate gives the lower level a distinctive feature that adds character and function.

FEATURES

- Finished walk-out / daylight lower level
- Large open recreation room
- Wet bar with sink, cabinetry, mini refrigerator, and display shelving
- Custom wine and tasting room with hidden storage
- Decorative metal entry gate
- Two guest bedrooms and full bath



Updated, Functional & *Distinctive*

RECENT IMPROVEMENTS

The home has been updated with improvements that enhance comfort, presentation, and long-term appeal. Recent updates include new windows throughout, new roof, gutters, and skylights on the house and shop in 2025, and new Pella entry doors installed in 2025 at two locations.

The updated white brick exterior with black architectural accents gives the home a fresh, distinctive presence while still fitting naturally into its Colorado acreage setting.

FEATURES

- Updated home with new windows throughout
- New roof, gutters, and skylights on house and shop in 2025
- New Pella entry doors installed in 2025 at two locations
- Updated white brick exterior with black architectural accents



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Acreage Living With *Practical* Access

9905 Bayou Ridge Trail offers acreage living with convenient access to Parker, Castle Rock, Colorado Horse Park, The Pinery Country Club, Main Street Parker, Elizabeth, and the Denver Tech Center. The property is located in Douglas County and served by Douglas County School District, with regional destinations, recreation, equestrian amenities, dining, shopping, and commuter routes within practical reach.

LOCATION HIGHLIGHTS

Convenient access to Colorado Horse Park, The Pinery Country Club, Main Street Parker, Castle Rock, Elizabeth, and the Denver Tech Center

- Douglas County
- Douglas County School District
- Approximately 3 miles to Colorado Horse Park
- Approximately 5 miles to The Pinery Country Club
- Approximately 9 miles to Main Street Parker
- Approximately 9 miles to Elizabeth
- Approximately 13 miles to Castle Rock
- Approximately 15 minutes to Castle Rock or Parker
- Approximately 22 miles to the Denver Tech Center
- Approximately 29 miles to Cherry Creek
- Approximately 34 miles to Downtown Denver
- Approximately 37 miles to Denver International Airport



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PROPERTY SUMMARY

“The Tree House” brings together the tangible features acreage buyers value most: a 4.8-acre setting, mountain and meadow views, horse and animal-friendly acreage, extensive outdoor living, a finished walk-out lower level, meaningful recent updates, and a substantial detached shop.

With storage for up to 16 cars +/- between e shop and attached garage, RV parking, hookups, and dump station, a 3-car attached garage with EV charger, and a shop that could easily be converted to a barn, this property offers exceptional flexibility for vehicles, animals, hobbies, storage, and everyday living.

Private, practical, updated, and close to town, 9905 Bayou Ridge Trail is a distinctive Parker acreage property with character, capability, and room to live.

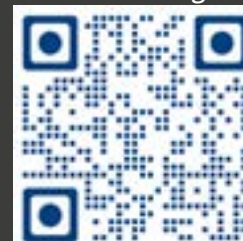


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