

**10099 S. Wynwood Way**  
Highlands Ranch, CO 80126



***An exquisite three-year old popular Richmond "Chardonnay" model in stunning condition, upgrades galore! Spacious, Open, and Bright! Neutral with rich appointments throughout.***

- ? 5 BEDROOM, 5 BATH, MEDIA ROOM w/ 4,436 FINISHED SQUARE FEET
- ? MAGNIFICANT FINISHED WALK-OUT BASEMENT (1679 SQ FT) ... CUSTOM WINE CELLAR, OPEN GAMEROOM, WET BAR, MEDIA ROOM w/ SURROUND SOUND, GENEROUS STORAGE AREA w/ BUILT-IN SHELVES, AND...GUEST QUARTERS w/ FULL BATHROOM
- ? PLANTATION SHUTTERS, DESIGNER PAINT, AND UPGRADED LIGHT FIXTURES THROUGHOUT HOME
- ? GRAND FOYER WITH HARDWOOD FLOORS AND STRIKING CURVED STAIRWELL
- ? TRUE GOURMET KITCHEN... GRANITE COUNTER TOPS w/ DESIGNER TUMBLED MARBLE BACK SPLASH, STAINLESS STEEL APPLIANCES, DOUBLE OVEN, UPGRADED MAPLE CABINETS, GAS COOKTOP, CENTER ISLAND, WOOD FLOORS, AMPLE EATING AREA
- ? LARGE AND BRIGHT MAIN-FLOOR STUDY w/ CUSTOM BUILT-IN CREDENSA AND BOOKSHELVES
- ? OPEN FAMILY ROOM w/ CATHEDRAL CEILING, GAS FIREPLACE, CUSTOM ENTERTAINMENT CENTER AND DECORATIVE MANTEL, UPGRADED CARPET, AND SURROUND SOUND
- ? SPACIOUS AND TASTEFUL FORMAL DINING w/ CROWN MOLDING & CHAIR RAIL
- ? ELEGANT FORMAL LIVING ROOM OPEN TO FORMAL DINING VIA ARCHED WALKWAY
- ? MAIN FLOOR LAUNDRY... TILE FLOOR, PLUMBED FOR UTILITY SINK, AND BUILT-IN CABINTRY
- ? SPACIOUS MASTER SUITE AND 5-PIECE MASTER BATH w/ HIS/HER WALK-IN CLOSETS
- ? PROFESSIONALLY LANDSCAPED... STONE RETAINING WALLS, BEAUTIFUL LARGE TREES, FLAGSTONE PATIO AROUND JACUZZI AREA, WOOD DECK, COVERED PATIO UNDER DECK, WOOD PRIVACY FENCE, AND SPRINKLER SYSTEM IN BOTH FRONT AND BACK YARDS
- ? WORK BENCH IN SPACIOUS THREE-CAR GARAGE
- ? AIR CONDITIONING AND SECURITY SYSTEM
- ? WALKING DISTANCE TO HERITAGE ELEMENTARY SCHOOL, HIKE & BIKE TRAILS, AND PARKS
- ? ASSOCIATION DUES ONLY \$96 / QTR INCLUDES MEMBERSHIP TO THREE AREA RECREATION CENTERS (INDOOR/OUTDOOR POOLS, TENNIS COURTS, WORK-OUT FACILITIES, ETC.)
- ? MOUNTAIN VIEW AND WONDERFUL NEIGHBORS!

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