

WELCOME TO  
**5755 HERITAGE OAK DRIVE**  
A SOPHISTICATED BLEND OF LUXURY & REFINED LIVING.





- BROAD AND SPACIOUS DRIVEWAY
- DUAL PATHWAY BACKYARD ACCESS
- MAIN ENTRANCE AS WELL AS PRIVATE OFFICE SUITE ACCESS
- FULLY LANDSCAPED





- ORIGINAL DECK REPLACED WITH ELEGANT 1700 SOFT DECK
- TASTEFUL STAIRCASE LEADING TO LOWER CONCRETE PATIO
- FULLY LANDSCAPED & FENCED IN



# THE MAIN LEVEL



UPON ENTERING THE HOME, YOU'RE GREETED BY A WELL-LIT ENTRYWAY WITH DECORATIVE LIGHTING, ACCENT WALLS, AND HARDWOOD FLOORS THROUGHOUT. THE GREAT ROOM FEATURES COFFERED CEILINGS, A 10-FOOT SLIDING GLASS DOOR LEADING TO A WALK-OUT PATIO WITH STUNNING VIEWS OF THE FOOTHILLS AND PIKES PEAK. THE OPEN CONCEPT SEAMLESSLY CONNECTS THE GREAT ROOM AND KITCHEN, WITH A BEAUTIFUL DINING ROOM SHOWCASING A CHANDELIER. COFFERED CEILINGS ADD DEPTH TO THE MAIN FLOOR, CREATING AN ELEGANT AND COHESIVE DESIGN.

# GOURMET KITCHEN



THE KITCHEN IS EQUIPPED WITH TOP-OF-THE-LINE PROFESSIONAL-GRADE APPLIANCES, FEATURING RENOWNED BRANDS LIKE WOLF AND SUBZERO. THE INCLUSION OF A CONVENIENT PREP SINK ALLOWS YOU TO ENJOY A VIEW OF THE BREATHTAKING PIKES PEAK WHILE PREPARING MEALS. THE CENTERPIECE OF THE KITCHEN IS A GRAND AND BEAUTIFUL GRANITE ISLAND, PROVIDING BOTH AN AESTHETIC FOCAL POINT AND A PRACTICAL WORKSPACE FOR COOKING AND ENTERTAINING.



# THE BASEMENT



THE BASEMENT FEATURES A LIVING AREA, FULL KITCHEN WITH AN ISLAND, MEDIA ROOM, FULL BATH, AND TWO BEDROOMS—ALL WITH ELEGANT FRENCH OAK HARDWOOD FLOORING. THREE FRENCH DOORS OPEN TO THE WALK-OUT PATIO, CREATING AN OPEN AND INVITING SPACE. SOUNDPROOFING INCLUDES FOAM INSULATION ON EXTERNAL WALLS AND IN THE MEDIA ROOM, ALONG WITH INSULATION BETWEEN THE MAIN FLOOR AND BASEMENT CEILING.



# HOME THEATER AND SPA

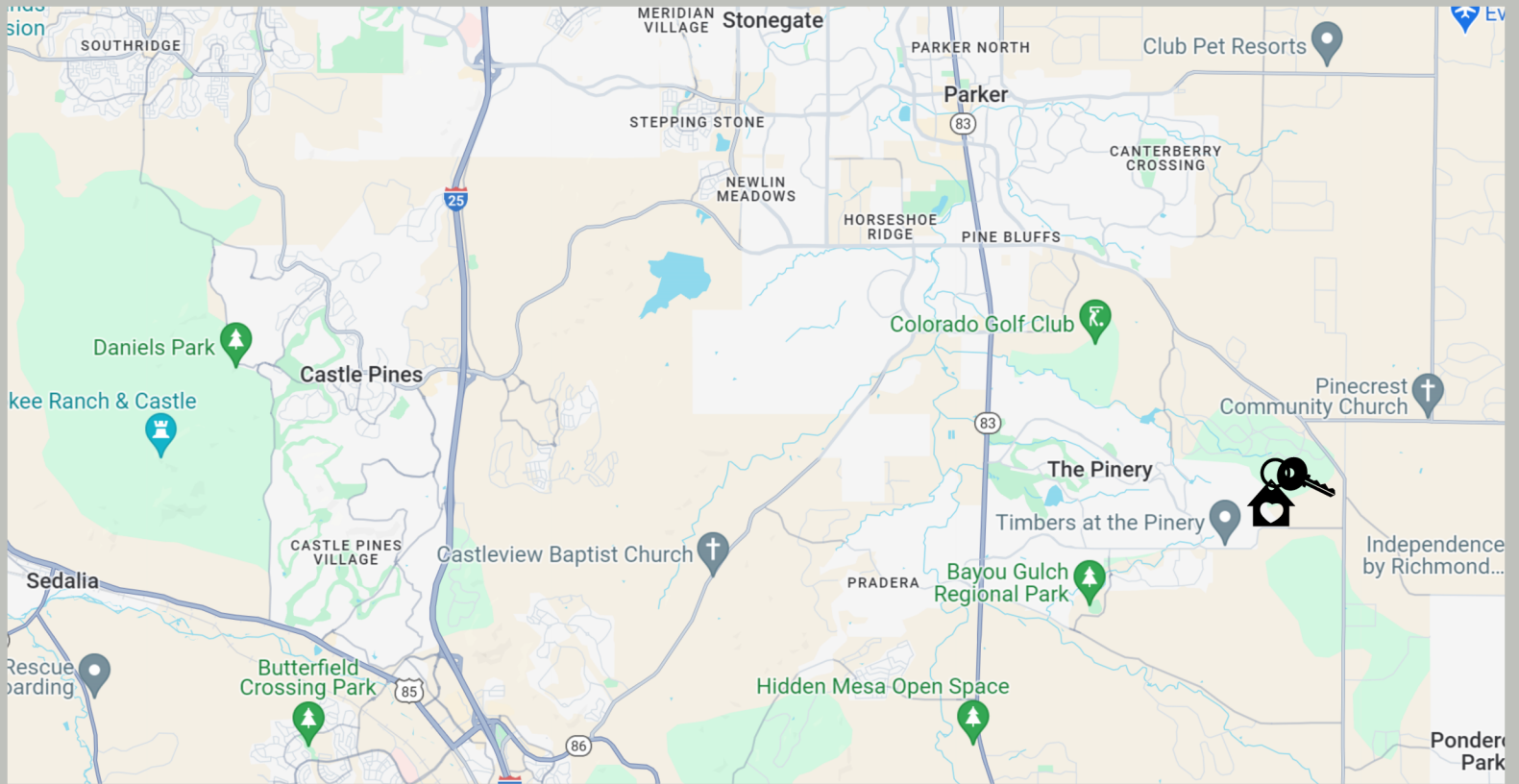


SOME SPECIAL FEATURES IN THE BASEMENT INCLUDE:

- THE HOME THEATER, A PLUSH HAVEN OF AUDIOVISUAL EXCELLENCE, COMPLEMENTS THE ADJACENT WET BAR—A REFINED SOCIAL HUB EQUIPPED TO MEET ALL YOUR HOSTING NEEDS. FROM INTIMATE EVENINGS TO LIVELY CELEBRATIONS, THIS SPACE REDEFINES AT-HOME ENTERTAINMENT WITH ELEGANCE AND VERSATILITY.
- IMMERSE YOURSELF IN LUXURY WITH A FULL BATHROOM BOASTING A REJUVENATING STEAM SHOWER—AN OPULENT RETREAT THAT TRANSCENDS THE ORDINARY. STEP INTO A SPA-LIKE HAVEN WHERE EVERY DETAIL IS DESIGNED FOR INDULGENCE.



# THE LOCATION



THE TIMBERS AT THE PINERY, LOCATED IN DOUGLAS COUNTY, COLORADO, OFFERS A PICTURESQUE COMMUNITY WITH LUXURIOUS CUSTOM HOMES ON LARGE ACRE LOTS. RESIDENTS ENJOY SPECTACULAR MOUNTAIN VIEWS, OPEN SPACES, WILDLIFE, QUALITY SCHOOLS, AND EXTENSIVE WALKING AND BIKING TRAILS. SITUATED SOUTH OF PARKER AND SOUTHEAST OF DENVER, THE COMMUNITY PROVIDES A SERENE ENVIRONMENT WHILE BEING MINUTES AWAY FROM TOP-NOTCH RESTAURANTS, BREWERIES, SHOPPING, CULTURAL CENTERS, AND RECREATIONAL ACTIVITIES. IT'S AN IDEAL BLEND OF NATURAL BEAUTY AND URBAN CONVENIENCE.





## OFFERED BY: MATT TOLOOEE

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**Two Locations to Better Serve you:**

106 N. Tejon St, Colorado Springs, CO 80903

501 S. Cherry St, Ste 1100, Denver, CO, 80246



