



LUXURY HOME REAL ESTATE

39526 Sunset Ridge Ct

SEVERANCE, CO | WELD COUNTY

\$1,295,000

5 BED / 5 BATH



LUXURY 'SMART HOME' ESTATE • ENTERTAINER'S PARADISE
WALKOUT RANCH • MOUNTAIN VIEWS • 6.6 ACRES

TOO MANY FEATURES TO LIST!

Visit
WWW.SALLTEAM.COM

FOR A COMPREHENSIVE FEATURES LIST
(INCLUDING MORE INFORMATION
ON THE SMART HOME SYSTEM),
A DOWNLOADABLE FLOOR PLAN,
3D TOUR & MORE!



(Hint: Scan this QR code using the camera app on your phone)



WWW.SALLTEAM.COM
BRETT & BRITTANY SALL
BROKER ASSOCIATES
(970) 795-2848
INFO@SALLTEAM.COM

Welcome to Your Colorado Masterpiece!

THIS CUSTOM BUILT LUXURY ESTATE IS AN ENTERTAINER'S PARADISE



Home designed by

TERRY WINEGARD
(WINEGARD DESIGN GROUP)



LOCATION

6.61 Acres
Highly Desirable
Belmont Farms Neighborhood
Private Gated Community
Located at the End of a Cul-De-Sac
Panoramic Mountain Views

This top of the line "SMART HOME"

ALLOWS YOU TO CONTROL ALMOST EVERY COMPONENT OF THE PROPERTY!



SMART HOME FEATURES

Control Interior/Exterior Lighting, HVAC, Security System, Motorized Shades, Water Feature, Gas Fireplaces, & more with the Crestron Control Systems 3 Series (Home Automation and Lighting System) + the Whole House Speakers & Irrigation System can be controlled via your smartphone!

HOW TO CONTROL THE SMART HOME

From Your Smartphone or Tablet
4 Wall Mounted Touch Screens Throughout Home
2 Handheld Remote Controls
Beautiful Backlit Wall Switches



The kitchen features

INDUSTRIAL HIGH-END APPLIANCES
& SEPARATE BUTLER'S KITCHEN
FOR EXTRA PREP SPACE
CHERRY CABINETRY AND QUARTZ
COUNTERTOPS





MAIN FLOOR MASTER RETREAT

- Dual-Sided Gas Fireplace
- Direct Access to Main Level Deck
- HUGE Two-Person Shower
- Spacious Vanity with Double Sinks
- Large Custom Walk-In Closet

BASEMENT FEATURES

- Full Walkout Basement with Wet Bar/Kitchen
- Radiant Floor Heating (Basement Only)
- Wine Cellar (No Radiant Floors)
- Family Room with Gas Fireplace
- Pool Table Room
- Large Storage Area
- 3 Additional Bedrooms with Jack and Jill Bath
- Ability to add additional shower/tub to second basement bathroom**
(drain located in third bedroom closet)





Enjoy every season with the 3 sided covered patio
WITH AN OUTDOOR KITCHEN & KIVA FIREPLACE



EXTERIOR

Elegant Exterior & Grand Entrance

Mature Landscaping

3-Walled Patio with Kiva Fireplace
& Outdoor Kitchen

Main Level Covered Concrete Deck with
Wood Pergola & Mountain Views

Walkout Basement with Covered Patio
& Mountain Views

Concrete Patio & Pergola off South-Side
Basement Bedroom

Tranquil Stream & Pond Water Feature

Sport Court & Outbuilding Capable
(with available lighting control & irrigation zones)

24-Zone Irrigation System

Wired Low-Voltage Landscaping Lighting
(front/back)

Elegant and Functional Circle Drive

4-CAR GARAGE

High Ceilings

Fully Insulated

One 8'Hx16'W Door and two 8'H x 10'W
Utility Sink with Woodford Frost-free Faucet
Ability to Add More Outbuildings!

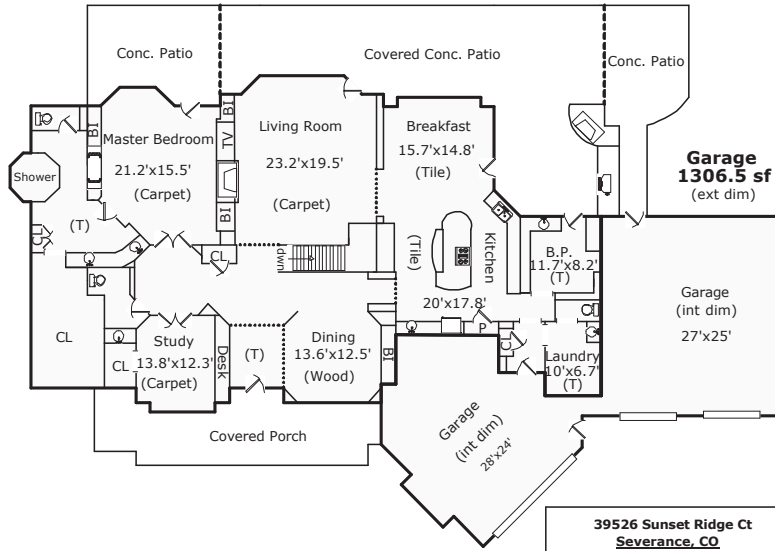


SPACIOUS 4 CAR GARAGE, CIRCLE DRIVEWAY
and room to add an outbuilding!

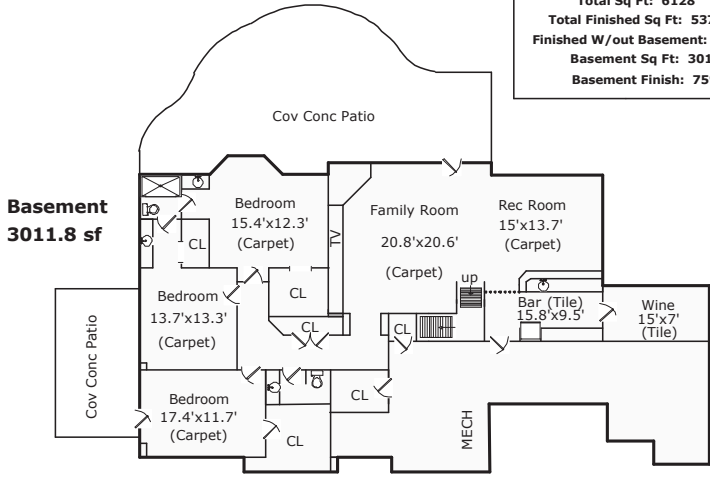


6/14/2020
 Scope of Work is on our website
www.appraisaldimensions.com
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First Floor
3116.1 sf



39526 Sunset Ridge Ct
Severance, CO
 Total Sq Ft: 6128
 Total Finished Sq Ft: 5375
 Finished W/out Basement: 3116
 Basement Sq Ft: 3012
 Basement Finish: 75%



Basement
3011.8 sf

Details

- Built in 2005
- Central Heating & Cooling powered by an Energy Efficient Bosch Geothermal Unit
- Radiant Floor Heating (basement only)
- Domestic Hot Water Tank (with circ pump for quick hot water access)
- Aprilaire Steam-Based Whole House Humidifier
- Broan Fresh Air Unit

UTILITY INFORMATION

- WATER: North Weld Water District
- SEWAGE: Septic (pumped & inspected in 2018)
- ELECTRIC: Poudre Valley REA (400 amp service)
- NATURAL GAS: Xcel Energy
- TRASH: Waste Management
- INTERNET: Seller used Rise Broadband. Other possibilities: Ascent Broadband & Hughesnet
- TV: DirecTV or Dish (no cable in the subdivision)
- CELL: Seller used Verizon
- LANDLINE: CenturyLink (optional)

LOCATION INFORMATION

- Belmont Farms Subdivision
- Weld County
- COUNTY USE CODE: Residential

HOA INFORMATION

- Belmont Farms HOA
- FEE: \$2,010 / Year

TAXES

- \$5,453 (2019)
- No Metro Tax!

WINDSOR RE-4 SCHOOL DISTRICT

- Range View Elementary
- Severance Middle/Jr
- Severance High School

Inclusions

- window blinds, stove, double ovens, refrigerators (3), dishwashers (3), microwave, pool table & accessories, crestron home automation system (with 2 remotes), sonos modules in server rack, all components in server rack

Exclusions

- seller's personal property, staging props, clothes washer & dryer, refrigerator in garage, all indoor/outdoor furniture, sonos: tv sound bars, subs, amps (2 each)

Buyer to verify taxes, schools, HOA, measurements & utility information.

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