



*Mountain Views at The Pinery*

**8723 PAWNEE RD.  
PARKER, CO 80134**

**\$450,000**

## PROPERTY HIGHLIGHTS:

- Gorgeous Ranch Located In Pinery Subdivision
- Great Mountain Views
- Huge Wraparound Deck
- Lots Of Windows Throughout Home For Open, Spacious Feel
- The Family Room is Warm and Inviting and Has a Wonderful Fireplace to Enjoy the Colorado Winter Nights
- Large Sunroom Provides Perfect Space to Relax and Unwind



**Sam Bretz**  
Sam@CalibrateRE.com  
303.594.3252





# PROPERTY HIGHLIGHTS



- 3 Bed/ 3 Bath
- Above Grade: 1,576 SF
- Basement: 968 SF
- Total: 2,544 SF
- Walkout Basement
- Living Room Opens to the Formal Dining - Wonderful for Entertaining!
- Large .33 Acre Lot
- Lots Of Surrounding Wildlife
- New Carpet Upstairs
- New Paint Throughout the House

- Near Several Parks and Green Spaces: Pinery Park, Sunridge Hollow Park, and The Pinery Country Club
- Easy Access to Parker Road
- Parker boasts 10 Public Trails with over 27 Miles of Concrete Paved, Multi-Use Trails, and a 1.8 mile Natural Surface, Multi-Use Loop Trail
- The Town Currently Maintains About 250 Acres Of Developed Parkland And More Than 900 Acres Of Open Space



8723 PAWNEE ROAD

CALIBRATE REAL ESTATE