

# HOMEOWNER'S NARRATIVE

## What we love about our home:

Living in the peak to peak region is a gift that not many get the chance to experience. From the expansive views out your deck, you get to watch the most incredible sunsets. If you are a fan of the night skies, you will enjoy stargazing and sometimes you can even see the Milky Way!

We have loved making this house our home. We have renovated every last room with new floors throughout. We spend most of our time in the kitchen where there are custom alder cabinets and granite counters with an expansive kitchen island and SS appliances. The French doors open to the large deck and beautiful views! Main living space is an open concept where you can cook and be a part of everything else going on. Downstairs is a walkout with a massive open family room with great views as well. This home has a great floor plan and everything is easily accessible with 3 full baths and 3 bedrooms plus an office!

Living in an area so far from everything, it is nice to be so close to the amenities that we do have available to us. The community center is a great resource if you have children, with day and after school camps as well as 2 pools! It is also a great way to meet your community with adult team sports as well.

Gilpin School is a private school experience without the price tag. A lovely K-12 school with traditional and Montessori available to choose from. Living in this neighborhood puts you within walking distance of the community center and a short 10 minute bus ride to school, as it is on the bus route. Gilpin also has the lowest property and sales tax in the state.

Living at the top of Golden Gate Canyon puts you 20 minutes from I70 and 35 minutes from Golden. We are 30 minutes away from world class skiing. There are hiking trails and bike parks less than 10 minutes away as well. It is less than 10 minutes to the Ameristar Resort and other casinos if you're down for some table play and five star dining! Sports betting and no limit bets have also arrived!

If nature is your thing, sit back and watch the moose and deer who often travel through the almost 2 acres in which 211 Chalet Dr is situated on. Located near the top of the neighborhood the house sits just under 9500ft. With all the modern amenities one comes to expect such as 3 heat sources, a paved driveway for the kids to ride bikes, and plenty of room for the animals to roam. Not to mention high speed cable internet for those that work and play from home. The extra deep 2 car garage is heated and ready for your hobbies. There is 220 volt already ran for a hot tub on the porch if you so desire.

Hinkle Family

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