

# \$754,000 - 1837 Water Birch Way, Castle Rock

MLS® #3195887 REALTOR Listing Office: MB TEAM LASSEN

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## \$754,000

3 Bedroom, 2.00 Bathroom, 2,724 sqft  
Residential on 0 Acres

Terrain, Castle Rock, CO

30k financial seller concession when using KBHS preferred lender. This beautiful one story home has everything you will love about Terrain Oak Valley in Castle Rock. This one story full finished basement home is surrounded by nature which backs to open space. Inside, discover an open floor plan with 9ft ceilings. This spacious great room for friends and family gatherings as you are able to walk directly out to the oversized covered deck which is an extension of living space. The stylish kitchen boasts of a large double island, 42-in. Timberlake Barnett standard overlay Stone Dura form upper cabinets, Calcatta Idillio quartz countertops and stainless-steel GE appliances, including a gas range. Do you need to relax, study, or work in the private double door den in the front of the home. On the main floor the primary suite showcases large walk-in closet, and a connecting spacious primary bathroom with a large linen closet, oversized dual sink counter, and a sit-down shower. Entertaining is all you need when you walk into the finished basement recreation space which has the 3rd bedroom and full bathroom. Front landscaping is included. Welcome home as it is both nature and city, work and play, adventure, and leisure. Nature is right out your door. You can enjoy walking and hiking trails that wind through the entire community. If you just want to sit and relax, within walking distance is the Swim Club/pool. The Swim Club (Clubhouse ) is a warm gathering space, big screen TV, and



fireplace. Terrain also offers the Dog Bone Park where you can unleash your 4-legged family members and let them run free. Also enjoy Wrangler Park with tennis courts, a picnic pavilion, playgrounds, and playfields. Centrally located on the plateau is Ravenwood Park with spectacular views, playground, and a long in-ground slide. The Listing Team represents builder/seller as a Transaction Broker.

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**Listing Courtesy of MB TEAM LASSEN**

Built in 2024

**Essential Information**

MLS® #	3195887
Price	\$754,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,724
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	1837 Water Birch Way
Subdivision	Terrain
City	Castle Rock
County	Douglas
State	CO
Zip Code	80108

**Amenities**

Amenities	Clubhouse, Park, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas

	Connected
Parking Spaces	2
Parking	Concrete, Oversized, Oversized Door
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Entrance Foyer, Five Piece Bath, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Smart Thermostat, Smoke Free, Wired for Data
Appliances	Convection Oven, Dishwasher, Disposal, Microwave, Oven, Self Cleaning Oven, Sump Pump
Heating	Forced Air, Natural Gas
Cooling	Air Conditioning-Room, Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Log
Stories	One

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Irrigated, Landscaped, Master Planned, Open Space, Sprinklers In Front
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab

## School Information

District	Douglas RE-1
Elementary	Sage Canyon
Middle	Mesa
High	Douglas County

## Additional Information

Date Listed	September 17th, 2024
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