



CC | Signature Group



COLDWELL BANKER | REALTY

# 16192 Open Sky Way, Colorado Springs, CO 80908

PPAR MLS # 3999079 | Denver MLS # 7844216 | MyState MLS # 11271323

## *At a Glance:*

- 15+ Acres
- 5 Bedrooms | 5 Bathrooms
- 3 Car Garage
- Total SqFt. 4,646
- Built in 2017
- Custom Saddletree Build
- Unobstructed Mountain Views
- Views of Air Force Academy
- Smart Lighting & Sound
- Remote Blinds on Main & Bedroom #4
- 9'+ Ceilings Throughout
- Double Tinted Windows on Main
- 3/4" Random Plank Hickory Floors on Main
- Multiple Outdoor Living Spaces
- 2 Tankless Water Heaters
- 2 HVAC Zones w/ Separate Controls
- Prepped for Future Elevator
- Pre-Wired for Interior Security Cameras

## *Main-Level Features:*

- **Entry:** Circular Driveway | Landscape Lighting | Water Feature | Covered Entry | Zero Threshold | Hickory Wood Floors
- **Dining Room:** Pendant Lighting | Hickory Wood Floors | Lots of Natural Light
- **Living Room:** 11' Ceilings | Remote Control Blinds | Telescoping Sliding Door | 60" Linear Gas Fireplace | 72" Sony TV w/ Sound System | Wired for In-Ceiling Surround Sound | Hickory Wood Floors
- **Kitchen:** 10' Ceiling | Soft Close Cabinets | Under Cabinet Lighting | Quartz Waterfall Island w/ Barstool Seating & Cabinet Storage | Instant Hot Water Faucet | Tile Backsplash | Sharp Drawer Microwave | Thermador Double Oven | Thermador Warming Drawer | Thermador Gas Cooktop w/ Hood | Jenair Refrigerator | Dual Trash Cans | Pantry w/ Motion Sensor Lighting | Hickory Wood Floors
- **Deck:** Covered & Uncovered | Views of Pikes Peak & Air Force Academy | Speaker System | Phantom Screen w/ Switch & Remote | Hookups for Gas, Water, & Electric | Concrete
- **Primary Bedroom:** Picture Window to Pikes Peak | Remote Control Silhouette Coverings Blinds w/ Black Out Option | Exposed Beam Ceiling w/ Fan | Speakers | Sony Smart TV | Reading Lights | New Carpet | Walk-in Closet w/ Built-in Organization & Cabinet Lighting
- **Primary Bathroom:** Speakers | 5-Piece | Backlit Mirror | Double Sink Vanity | Towel Warmer | Floating Cabinets w/ Underlighting | Outlets in Cabinets | Walk-in Shower w/ Multiple Shower Heads | Soaking Tub | Tile | CAT6 wiring & GFI outlet in Water Closet
- **Bedroom 2:** Vaulted Ceiling w/ Exposed Beams | Ceiling Fan | Speakers | Built-in Shelves w/ Lighting | Large Windows
- **Full Bath:** Quartz Counters w/ Bowl Sink | Floating Cabinets w/ Underlighting | Tiled Shower/Tub | Tile
- **Laundry Room/ Mud Room:** Access to Primary Suite & Garage | Under Cabinet Lighting | Quartz Countertop w/ Sink | Coat Closet | Bench w/ Hook & Cubbies | Closet w/ 220V for Potential Elevator | Tile
- **3 Car Attached Garage:** Zero Threshold | Oversized | Speakers | Built-in Workstations & Racking | Storage | Hot & Cold Water Taps | Pikes Peak Views & Window Coverings

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## *Lower-Level Features:*

- **Family Room:** Wood Railing & Glass Accent Staircase w/ Illuminated Under Stair Storage | Carpet | 9' Ceiling | Walk-out | Battery Powered Window Coverings | 85" Sony Smart TV | Built-in Cabinets w/ Quartz Counter & Underlighting | Surround Sound System w/ Subwoofer & Speakers | Window Seat w/ Built-in Storage
- **Wet Bar:** Stacked Stone & Quartz Curved Bar | Modern Lighting | Speakers | Sink | Drawer Microwave | Wine Cellar Area w/ Built-in Racks | Stacked Stone Accents | Linen Pattern Tile
- **Bedroom 3:** Walk-in Closet | Ceiling Fan | Reading Lights | Metal Accent Wall | Pre-Wired for TV | Top-Down Bottom-Up Shades | Carpet | Adjoining ¾ Jack-n-Jill Bath
- **¾ Bath:** Double Sink Vanity | Quartz Counter | Linen Closet | Tile | Large Walk-in Shower w/ Pebble Floor
- **Bedroom 4:** Pikes Peak View | Speakers | Pre-Wired for TV | Remote Window Covering | 3 Door Closet | Rock Detail Wallpaper | Carpet | Adjoining ¾ Jack-n-Jill Bath
- **Bedroom 5:** Spacious | Ceiling Fan | Reading Lights | Top-Down Bottom-Up Shades | Pre-Wired for TV | Walk-in Closet | En-suite ¾ Bath
- **¾ Bath:** Ensuite for Bedroom 5 | Built-in Glass Shelving w/ Lighting | Linen Pattern Tile
- **Powder Room:** Quartz Counters | Linen Closet | Birch Bark Wallpaper
- **Utility Room:** Sony Smart TV | AV Control4 Rack System for Whole House Installed by Listen Up | Whole House Humidifier | 2 Tankless Hot Water Heaters | Dual Zone HVAC w/ Separate Thermostat & Controls | Rainbird Sprinkler System w/ Dual Irrigation Manifolds | Extra Storage for Potential Elevator

## *Exterior Features:*

- **Patio:** Covered | Sunbrite Outdoor TV | Hookups for Water & Gas | Pre-Wired w/ Two 30 Amp 220V Outlets | Finished Ceiling w/ In-Ceiling Speaker System |
- **Additional:** Stacked Stone Wall w/ 36" Water Feature | Gravel & Paver

## *Utilities:*

- **Water:** Extra Deep Well – drilled to 580ft, water available at 320ft. Top of line GPM pump.
- **Wastewater:** Septic
- **Heating:** Forced Air | Fireplace
- **Cooling:** Central Air Conditioning | Ceiling Fans
- **Additional:** Humidifier | Radon System | Soffit Outlets for Christmas Lights | Up & Downlighting

**About the Community:** High Forest Ranch is a luxury private, gated community located in northern Colorado Springs. Inspired by the great national parks of the west this neighborhood features towering ponderosa pines and spectacular views of the Rocky Mountain front range. Residents enjoy more than 33 acres of greenbelt and open space, 8 miles of trails, 2 stocked fishing ponds, courts for basketball, pickleball, and tennis, & a grand community lodge available for private events. High Forest Ranch is close to award-winning schools (Districts 20 & 38), shopping, the new Club at Flying Horse, and has easy access to both Colorado Springs and Denver.

Welcome Home!