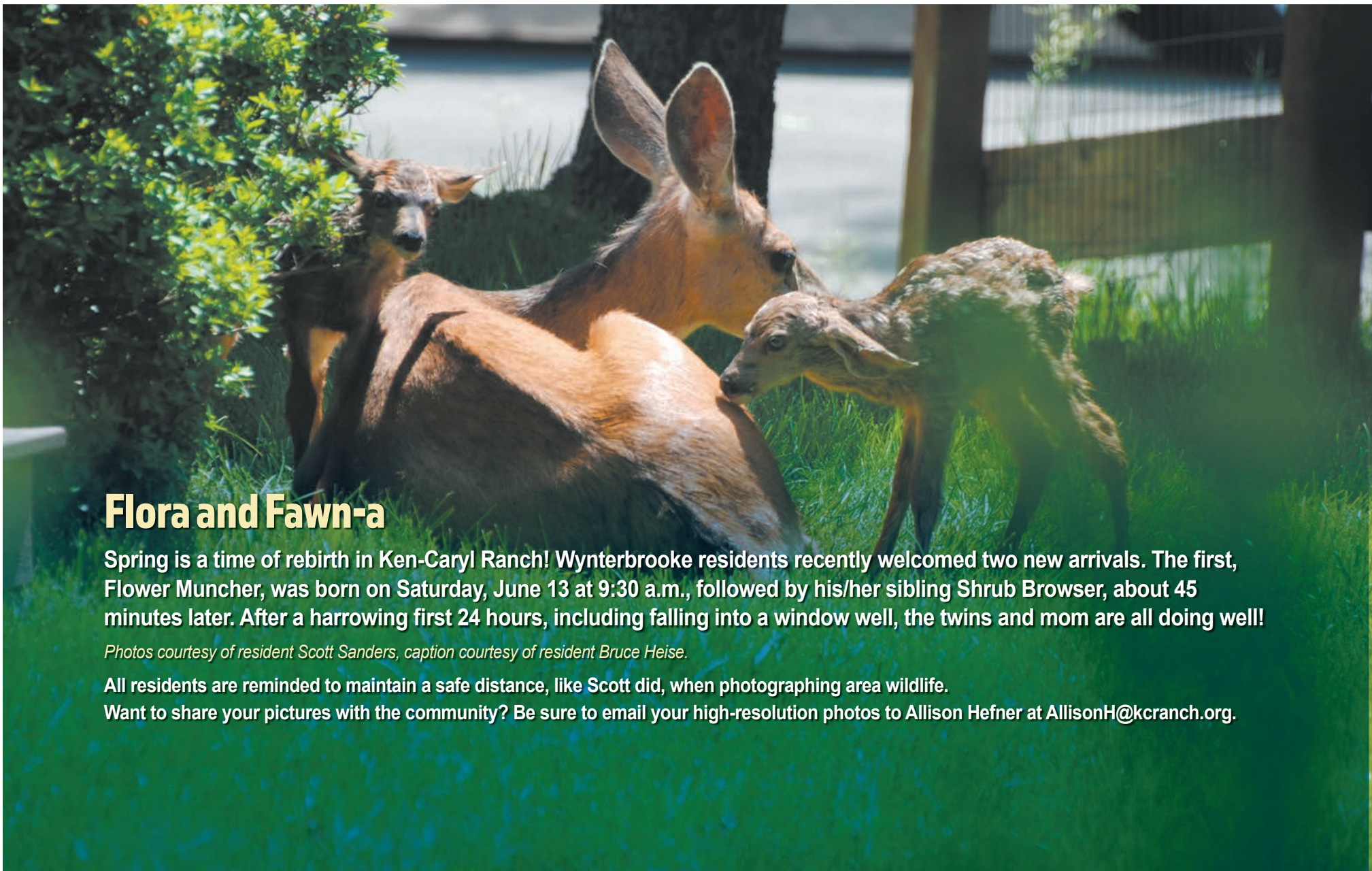


# Life at Ken-Caryl

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## Flora and Fawn-a

Spring is a time of rebirth in Ken-Caryl Ranch! Wynterbrooke residents recently welcomed two new arrivals. The first, Flower Muncher, was born on Saturday, June 13 at 9:30 a.m., followed by his/her sibling Shrub Browser, about 45 minutes later. After a harrowing first 24 hours, including falling into a window well, the twins and mom are all doing well!

*Photos courtesy of resident Scott Sanders, caption courtesy of resident Bruce Heise.*

All residents are reminded to maintain a safe distance, like Scott did, when photographing area wildlife.

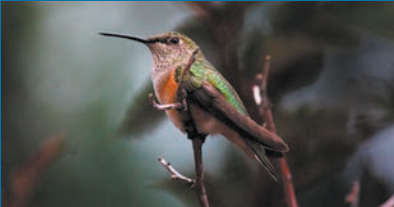
Want to share your pictures with the community? Be sure to email your high-resolution photos to Allison Hefner at [AllisonH@kcranch.org](mailto:AllisonH@kcranch.org).

OUR RISING GENERATION	HISTORICAL SOCIETY	FIREWISE	COVENANT CLIPS	MANAGER'S COLUMN
Resident Max Heupel "Aims High" with an Appointment to the Air Force Academy  <b>PAGE 6</b>	Conclusion: The Prehistoric People of Ken-Caryl Ranch 15,500-500 Years Ago  <b>PAGES 12-13</b>	Preparing Your Children for Wildfire  <b>PAGE 5</b>	It's All About Perspective  <b>PAGE 3</b>	A Silver Lining  <b>PAGE 2</b>

**Minding Our Businesses: Getting the Maximum out of Minimal Space: Make Room for Murphy... Beds**

**PAGE 14**

**Our Community: Picture This! Resident Photo Submissions**




**PAGES 8-9**

**Pool Cues: The Community Center Pool is OPEN!**

Residents enjoyed a dip in the pool and 'tested the waters' with our new online registration system. While our team continues to make system enhancements to improve use, we are grateful and appreciative of the positive feedback and patience we have received from the community.

For more information, including a comprehensive list of Pool FAQs and online registration and cancellation tutorials, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) and click on the Aquatics tab.



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# A Silver Lining

By Traci Wieland, Metro District Manager

I know it seems hard to imagine, but there just might have been a handful of good things that came out of the COVID crisis. Each of us likely has our own personal list of things that have changed for the better, or things we have experienced that were positive. My personal list includes a particularly bad haircut that I gave my son - that he actually loved - and the discovery of a new favorite mountain biking trail. Even from the Metropolitan District's standpoint through the financial and new process struggles, there has been some good.

We were forced very early into the pandemic to rethink how we would hold a public meeting. Traditionally, the Board meetings are held on the fourth Tuesday of every month at 6 p.m. at the Ranch House with a small audience of community members (usually in the single digits). COVID forced us to move our format to an online platform so that we could still meet our public meeting guidelines and invite the community to be part of the conversation, as much as possible. Technology is never perfect, so there were glitches and hurdles; however, the meetings over the past three months have had far more participation from the community than we have had in person. It may have been a result of the lively topics we were discussing, such as the opening of pools and overall finances, however, it seems that allowing the community to be part of the conversation, from the comfort of their own homes, has struck a chord that just might stick. Working parents who cannot break away from home over the dinner hour to those in a high-risk category for contracting COVID, have found an opportunity to still be a part of the process or simply listen in first-hand.

Regardless of how our world continues to change, we hope to improve upon the online platform for participating in Board meetings. We are now allowing public comment via Zoom in addition to our in-person opportunities. If you haven't already signed up to receive the Metropolitan District Board agendas electronically, you can do so by visiting [www.ken-carylranh.org](http://www.ken-carylranh.org), scroll to the bottom of the page, and click e-News to sign up. You will get the Zoom link delivered to your inbox before each meeting and be able to sign up for your opportunity to speak. It doesn't get much easier than that! Let us know if you have any feedback about the process or ideas for improving it. We hope to see or hear you at a meeting soon!



## July

All meetings and activities are at the Ranch House unless otherwise stated. Information regarding audio and video conferencing options for public meetings will be communicated as it becomes available.

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
5	6	7 6 p.m. MA/MD Joint Study Session	8 1 p.m. Historical Society	9 7:30 a.m. Architectural Committee	10	11
12	13	14	15 4:30 p.m. Covenant Committee	16	17	18 7:30 p.m. Flick 'n Float <b>CANCELLED</b>
19	20	21 6 p.m. MA Board Meeting	22 7 p.m. Open Space Committee <b>Dakota Lodge</b>	23 7:30 a.m. Architectural Committee	24	25
26	27	28 6 p.m. MD Board Meeting	29	30	31	

## August

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
2	3	4 6 p.m. MA/MD Joint Study Session	5	6	7	8
9	10	11	12	13 7:30 a.m. Architectural Committee	14	15
16	17	18 6 p.m. MA Board Meeting	19 6 p.m. MA Board Meeting	20	21	22
16	17	18 6 p.m. MD Board Meeting	19	20	21	22

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UNDER CONTRACTS: **6**  
with an Average price of \$874,783

SOLD IN THE LAST 60 DAYS: **14**  
with an Average price of \$775,536

#### RANCH

ACTIVE # OF PROPERTIES FOR SALE: **3**  
with an Average price of \$564,967

UNDER CONTRACTS: **1**  
with an Average price of \$599,000

SOLD IN THE LAST 60 DAYS: **20**  
with an Average price of \$554,906

#### NORTH RANCH

ACTIVE # OF PROPERTIES FOR SALE: **6**  
with an Average price of \$1,190,667

UNDER CONTRACTS: **2**  
with an Average price of \$954,950

SOLD IN THE LAST 60 DAYS: **0**  
with an Average price of N/A

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*Life at Ken-Caryl* is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. Permission to reprint articles is granted, provided that proper credit is given to *Life at Ken-Caryl* and the editor is notified. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors.

NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees, directors, management, or the community as a whole.

DEADLINE: All articles, advertisements and letters to the editor must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Deadline dates are published at [www.ken-carylranh.org](http://www.ken-carylranh.org) under Community & News, then Newspaper: Life at Ken-Caryl.

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Joe Levy, Jack Sawatzki and  
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[www.facebook.com/ken-carylranh](https://www.facebook.com/ken-carylranh)

## It's All About Perspective

By Brian Yowell, Community Administrator

Perspective.

Take a moment to picture a room. A room in your home. Now visualize placing six chairs randomly in this room. No thought given to placement, just scattered in the room. Now imagine six people sitting in these chairs. If you asked each of these individuals what they see, each answer would be different, even though they are in the same room. One may see a window and the backyard. One, a table. One, a piece of art and so on. Each person would have their own unique perspective on their environment.

As we think about our community, and our homes within this community, I challenge you to think outside the box. Try looking at your home environment through the eyes of a couple driving through the neighborhood exploring areas to purchase a new home. Maybe it's a neighbor that walks past your home every evening. What do they see? Perhaps, it's your friends and family coming over for a dinner or gathering (socially distanced, of course!). What do they see when they look at your home? What do you see?

What would we like our homes to represent? What do they say about ourselves, our families, our community? While we work to improve and maintain our homes, let's think about different perspectives and take a critical eye when planning and completing projects. You may just notice something you would otherwise overlook.

On that note... shoot! I think I need to go pull some weeds that cropped up in my rocks!

Thank you, Ken-Caryl.

At your service,  
Brian Yowell



## Metropolitan District Board Meeting

The Ken-Caryl Ranch Metropolitan District Board met on June 23 for its regular monthly meeting. The following is a summary of that meeting:

- The Board received an update regarding the District's COVID response and reopening plans. The Community Center Pool was opened on June 21. Additional work will focus on improving the registration process. Financials were reviewed for May showing a bleak cash flow forecast; however, as programs begin and facilities reopen, the June figures should improve.
- The Board motioned and approved the First Amendment to the KCRMA/KCRMD Cooperative Agreement Regarding the Ranch House Pool Replacement/Renovation.
- The Board motioned and approved the temporary closure of the eastern side of the South Hogback Open Space as presented in the June 23, 2020 Agenda Item Executive Summary. Staff will be attending the June 24 Open Space Committee meeting to discuss next steps and their possible involvement.
- The Board motioned and approved the following Board Officers and Committee Assignments:
  - o President – John Huggins
  - o Vice President – Kayla Kirkpatrick
  - o Treasurer – Bruce Tugman
  - o Secretary – Joe Levy
  - o Director – Jack Sawatzki
  - o MA Board Liaison - Kayla Kirkpatrick, Bruce Tugman
  - o Open Space Committee - Joe Levy, Jack Sawatzki
  - o Community Collaboration Committee – John Huggins, rotating between Joe Levy and Kayla Kirkpatrick
  - o Community Planning Committee – TBD



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Life at Ken-Caryl

July 8, 2020

## Different Curfew Rules for Rock Formations in Ken-Caryl's Open Space

By Sean Warren, Open Space Manager

Ken-Caryl Ranch Open Space rules allow for a variety of nighttime activities that include camping, bicycling and star gazing. Illegal and disruptive activity is never allowed. There are specific locations in open space, namely the rock formations in the Bradford open space area and Brannon Gearhart Park, that are attractive late-night gathering spots where vandalism and disturbances to neighboring properties are routine. To address this problem, stricter curfew rules have been put in place for the areas on and around these rock formations (see map).

The rock formations are closed at sunset. Signage is posted at both sites notifying open space visitors of the sunset closures. Sunset is defined as the moment when the upper limb of the sun disappears below the horizon. Any persons encountered by the rangers in the closure areas after sunset may be issued a contact notice and asked to leave the area. Repeat offenses could lead to a hearing with the Board and loss of privileges.

Both locations are within Ken-Caryl Ranch Private Open Space; any non-Master Association members found in these areas at any time will be told to leave the area. Follow up actions by Jefferson County Sheriff's Office may also be pursued.



Sunset curfew area for Brannon Gearhart Park.



Sunset curfew area for the rock formations in Bradford open space.

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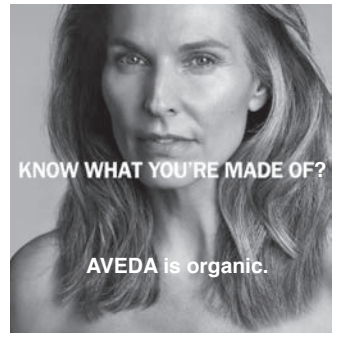
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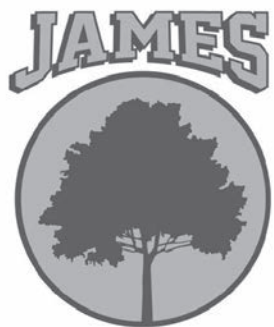
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## Firewise

### Preparing Your Children for Wildfire

By Daniel Hatlestad, Ken-Caryl Firewise Committee

A wildfire is an uncontrolled fire often occurring in open areas like forests, fields or parks. Wildfires can begin unnoticed, but they spread quickly – igniting plants, trees and homes. Although they can be started by natural causes, four out of five wildfires are started by people's negligence with cigarettes, matches and campfires. While wildfires can certainly be scary, these steps can protect children both physically and emotionally.

#### How to Talk to Kids About Wildfires

One of the first steps is building a "go kit" for your kids, with your kids. Make sure they pack toys or important items to take with them in their "go kit" as well. Those items will help quite a bit if you and your family are evacuated to a shelter. Talking and planning with our kids when discussing evacuation can be difficult, but below are a few ideas for you as a parent.

Parents should talk to their kids before their family faces a natural disaster such as a wildfire in Ken-Caryl or the surrounding areas. These conversations can be difficult, as they touch on fears we avoid.

#### Prepare your Children for Wildfire

##### 1. Talk about wildfires.

Spend time with your family discussing why wildfires occur. Explain how to prevent them and what to do if one occurs. Use simple age-appropriate words.

##### 2. Know your risk.

Learn more about the risk of wildfire in Ken-Caryl, which resides in the Wildland Urban Interface (WUI).

##### 3. Learn about caregivers' disaster plans.

If your child's school or childcare center is in an area at risk for wildfires, learn their emergency plan and evacuation plan. You may be required to pick up children from another location. Review these plans with your children.

##### 4. Practice evacuation drills.

Practice so that children can evacuate quickly and safely if a wildfire occurs. Plan and practice two ways out of your neighborhood, in case one route is blocked.

##### 5. Stay informed.

If a wildfire is approaching, listen regularly to local radio or TV stations and

monitor social media from the Jefferson County Sheriff's Office for updated emergency information.

##### 6. Have supplies ready.

If you must evacuate, wear protective clothing such as sturdy shoes, long pants (denim, cotton or wool is best) and long-sleeved shirts and gloves. Leave your home unlocked for firefighter access and take a disaster supplies kit with you.

##### 7. Avoid smoke and fumes.

Keep children, babies and infants away from areas where there is smoke or fumes, and stay indoors if possible. Smoke produced by the wildfire may cause breathing problems or contain poisonous toxins.

##### 8. Use caution when returning to a burned area.

Get permission from fire officials before returning to a burned area. Look out for hazards such as fallen wires and ash pits and be alert as fire reignition may be possible. Children may be scared upon seeing damaged or destroyed homes.

##### 9. Clean up safely.

Follow public health guidance on safe cleanup of fire ash and safe use of masks. Keep children away from burned sites until clean-up is complete.

##### 10. Limit media exposure.

Protect children from seeing too many sights and images of the wildfire, including those on the internet, TV or in newspapers.

#### Help Reduce Wildfire Danger: Safely Stash the Slash!

Slash is debris from nature, such as tree limbs, prunings and pine needles. If not removed, slash can add to potential fire hazards on your property. The importance of mitigating and preparing your property for wildfire cannot be overstated - and again this year, Jefferson County is your partner in this effort.

Removing slash and creating a defensible space around your home, is the first line of defense against wildfires. You can create zones around your home, removing any fire fuels, such as tree debris. Having a properly mitigated property doesn't mean that wildfire will pass you by, but it gives the fire department a better opportunity to save your home when it does come.

Clear your property and bring your tree debris to the Jefferson County Slash Collection! For 2020, we'll be somewhere in Jefferson County every weekend now through Nov. 1. Check back as the locations are being finalized. Visit <https://www.jeffco.us/slash> for more information.



### Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. To sign up for the e-News, go to [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).

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### WE'RE BACK!

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Registration will continue throughout the summer with registration opening each Wednesday at noon for the following week (Sun. – Sat.). To complete your registration via our online portal, visit our website at [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org)!

Register, suit up and see you soon!



## 4 Ways that Wise Planning Can Create a Lasting Legacy and Protect Your Assets

By Attorney Pamela Maass, Maass Law and Richard White, Richard White Insurance

While most people assume only the uber wealthy need to worry about asset protection, those with less wealth and fewer assets may be at an even greater risk. Asset protection planning isn't something you can put off until something bad happens. Like all planning, to be effective, you must have asset protection strategies in place well before something happens. There are numerous planning strategies available for asset protection. Five of the most common strategies include the following:

### 1. Liability Insurance and Health Insurance

Liability Insurance coverage on your homeowners, and auto insurance policies, for example – should always be the first line of defense to protect your income and assets. If you are ever sued, defending yourself in court can be extremely costly whether or not you're ultimately found at fault. This legal defense can also come from your liability coverage. Not only is insurance designed to help you pay damages if a lawsuit against you is successful, but the insurance company will also provide legal defense.

Please look into adding a Personal Liability Umbrella policy as well. If the medical or other expenses you owe (or judgments against you) exceed your auto or home insurance limits, an "Umbrella" policy will extend an additional \$1 million (or more) above your auto or home insurance liability limits to protect your income and assets. This coverage is one of the best values in insurance and will help protect against a potentially life-changing event.

Health Insurance is an important part of preserving your assets. A major illness without health insurance can result in not only health concerns, but financial ones as well.

### 2. Statutory Exemptions

Another way to protect your family's assets is by taking full advantage of federal and state laws that make

certain types of assets "exempt" from creditor claims and judgments. For example, Colorado offers a homestead exemption, which protects a certain amount of the equity you have in your primary residence from creditors. With a homestead exemption, paying down your mortgage could protect funds that would otherwise be vulnerable to creditors.

Similarly, federal and state laws classify many retirement plans, such as 401Ks and IRAs, as exempt assets, while some states also offer significant, or complete, exemptions for life insurance policies and annuities as well.

### 3. Business Entities

Owning a business can be an incredible wealth-generating asset for your family, but it can also be a serious liability. Without the proper protection, your personal assets are extremely vulnerable if your company ever runs into trouble. For example, if your business is currently a sole proprietorship or general partnership, you are personally liable for any debts or lawsuits incurred by your business.

Structuring your business as a limited liability company (LLC) is typically the best way to go for many small businesses. When properly set up and maintained, the LLC creates an impenetrable barrier between your personal assets and your business activities. Creditors, clients and other potentially litigious individuals can go after assets owned by your company, but not your personal assets.

When utilizing business entities, make sure and consult with your insurance advisor and attorney, as these entities need to be included in your liability protection planning. Constructing this plan, so there are no gaps in coverage leaving you exposed to litigation or liability, is vital to your asset protection.

### 4. Estate Planning - Not All Trusts are Created Equal: Understanding Asset Protection Trusts

While each of the asset-protection scenarios shared above are "maybes," there is one certainty in life – death. It's coming for all of us. And your death, or an incapacity before it, is the biggest risk to your family's assets. Planning in advance for what is certain to come is a gift to the people you love the most.

Most lawyers will advise you to put

the assets you're leaving your kids in a revocable living trust—and this is the right move. But most lawyers will structure the trust to distribute those assets outright to your children at certain ages or stages.

And if you've used an online do-it-yourself will or trust-preparation service like LegalZoom®, Rocket Lawyer®, or any of the newer options frequently coming online now, you will most likely be offered only two options: outright distribution of the entire inheritance to your kids when you die, or partial distributions when they reach specific ages and stages as described above.

Either of those options leaves their inheritance—and your hard-earned and well-saved money—at risk. Indeed, once assets pass into your child's name, all of the protection previously offered by your trust disappears.

For example, say your daughter gets a divorce after receiving her inheritance, only it would be her soon-to-be ex-spouse who would claim a right to the funds in a divorce settlement.

There's just no way to foresee what the future has in store for your kids—these kinds of events happen to families every day. And that's not even taking into consideration that your kids might simply blow through the money and spend it all on unnecessary luxuries. Lifetime Asset Protection Trusts are specifically designed to prevent your hard-earned assets from being wiped out by such risks. And at the same time, your children will still be able to use and invest the funds held in trust as needed.

When you are completing your estate plan, it's very important to include your insurance advisor to be sure that your policies are formatted to protect your trusts and your assets as they are structured after implementing your estate planning.

Proper planning can protect your family's legacy, keep your family out of conflict, out of court and out of the public eye. If you are ready to take the next step to protect your family, Estate Planning Attorney Pamela Maass and Insurance Agent Richard White both offer free initial consultations. For more information on Maass Law, visit [www.lifelegacyfirm.com](http://www.lifelegacyfirm.com), and for Richard White Insurance, visit <http://richardwhiteinsurance.com/>.



Max Heupel

## Resident Max Heupel "Aims High" with an Appointment to the Air Force Academy

When it comes to shining the spotlight on "Our Rising Generation," resident Max Heupel serves as a quintessential example with his appointment to the United States Air Force Academy in Colorado Springs.

Max, 18, a Chatfield High School '20 graduate, was recruited to play on the Air Force Academy's prestigious golf team in addition to being accepted for his exceptional academic record and leadership skills. Max, who has been playing golf since he was four-years-old, will join the Academy's elite Falcons as part of their Division 1 team, under the athletic direction of Nathan Pine, and will compete as a member of the Mountain Western Conference.

The Air Force Academy is one of the most competitive schools in the nation and cadets must meet high academic, physical, character and medical standards to even be considered eligible for an appointment. Acceptance also requires an official nomination. Max received his nomination by State Representative Joseph D. Neguse, who has served as a U.S. Representative for Colorado's 2nd congressional district since 2019, based on his recruitment to the Academy's golf team, being in the top 10 percent of his class and for his leadership role in the Robotics Club at Chatfield High School.

"The process for the Air Force academy was very extensive," said Max. "I had to get a nomination from a congressman, I had to have excellent grades and demonstrate... that I am a capable leader. I remember being at an interview for my nomination and there were at least 30 other students, just in my district [alone], also applying."

Max, who plans to focus his studies on becoming a physicist, reported to the Academy on June 25 to an unconventional orientation. According to the cadet, in light of our country's pandemic, all cadets are subject to quarantine upon arrival and will undergo weekly COVID-19 testing. Once cleared, basic training will resume as normal.

Max is excited about his appointment to the Air Force and what the future brings, and credits his family for their support and encouragement in helping him to achieve his dream of attending the Academy.

"I just would like to give a huge thanks to my dad, Kevin Heupel, my Mom, Michele Heupel and my brother, JJ Heupel," said Max. "They have supported [me] and believe in all of my dreams and aspirations and I am so thankful to have these people in my life."

Max encourages all those interested in achieving their goals and dreams to be persistent and stay the course.

"Aim High," continues Max. "As long as you have the belief and the motivation you can accomplish anything."



## Don't Leave Your Family At Risk!

**Stop putting it off! Keep your loved ones out of court and out of conflict by getting a current Will or Trust in place.**

**(The people you love are worth the time it will take for you to do it right.)**

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## Practice Makes Perfect: Littleton's Serasana Studio Kicks Off Re-Opening with Free Yoga in the Park

These days we could all use a little Zen, well, maybe a lot of Zen. Serasana, one of Ken-Caryl's newest resident businesses, offers just that, a transformative experience for the senses that provides an escape from the everyday stressors in our lives. Serasana encourages us to invite wellness into our lives by fusing ancient wellness practices like acupuncture, massage healing remedies and tea in addition to offering yoga. The studio's



Fifty people attended Serasana's Yoga in the Park practice on June 20, taught by instructor Dana Ciciarelli, on the Shaffer Elementary School grounds.

Ken-Caryl location officially began offering yoga services again on June 27.

"Serasana offers a healing sanctuary to come escape... pause for a moment during these crazy times and have some healing tea, take a yoga class, relax with a therapeutic massage or start your healing journey with acupuncture," said owner Molly Thorne. "The Serasana Wellness Team is ready to help those who are dealing with pain, [who are] stressed, anxious or just need to relax."

As part of the studio's re-opening following the COVID-19 shutdown in March, Thorne began hosting free Yoga in the Park sessions to residents, beginning in late June, to help unite the community in a shared practice and provide a glimpse of what residents can expect from the studio. The hour-long practice, led by instructor Dana Ciciarelli, appealed to all ages and yoga abilities and served to safely bring together families and friends. Of note, participants safely adhered to social distancing recommendations, with mats blanketing the lawn every six feet.

"We love the experience of Serasana outdoor yoga," said Plains resident Rachel

Osborne, who has attended practices in the park with daughters Ayla, 15, and Jade, 10. "[It's] a great way to start the weekend. Love to see the community come together in such a safe, healthy and positive way!"

In addition to providing a relaxing environment for clients, Thorne also wants to offer peace of mind when it comes to taking precautions in-house as well. In keeping with the studio's culture of promoting health and wellness, Serasana's team will continue to adhere to state and county guidelines and safety procedures in regard to preventing the spread of COVID-19. In addition to enhanced sanitizing measures, temperature checks will be conducted on all staff and clients, masks will be worn by all staff, and team members will also be required to wash their hands in view of clients before and following all services.

Practice in the park has been so well-received by the community that Thorne has decided to keep the momentum going, hosting yoga every Saturday at 8 a.m. on the grounds of Shaffer Elementary, until a change of weather calls for participants to return indoors, which residents will surely look forward to considering the studio's beautiful and tranquil environment and extensive selection of globally-sourced tasty teas.

"We wanted to offer something free and healthy to our community," said Thorne. "One glorious hour of no T.V., no phones, just peace and quiet with your fellow neighbors. And, we hope that you will continue other yoga classes with us in the studio. Small, intimate classes to provide safe socially distanced yoga. Support small businesses!"

For the latest updates and information, including Yoga in the Park sessions, be sure to follow Serasana's Littleton location on Facebook at <https://www.facebook.com/SerasanaLittleton/>, or on Instagram at <https://www.instagram.com/serasana.littleton/>. To learn more about Serasana's offerings, and to book your next service, be sure to visit their website at <https://serasana.com/littleton/>.



From left, Jade Osborne, 10, and Peyton Rose, 15, engage in Tadasana, or Mountain Pose, as part of Serasana's free Yoga in the Park practice last month. The latest session, held on June 27, safely brought together approximately 60 community members.

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## THE REBOUND

*The real estate market in metro Denver is on the rebound! Showings and properties Under Contract slowed dramatically in March and April due to COVID restrictions resulting in significantly fewer closings in May. The tide has changed since the end of April when we were allowed to do in person showings again.*

*Sellers responded by putting near record number of homes on the market for May. Buyers reciprocated with multiple offers on many properties and going Under Contract on 20%-25% more properties than the month of May for the past three years. Expect to see the number of closings in June significantly higher for that same period.*

*Now is a great time to sell with the demand for home purchases being pushed by historically low interest rates. The low interest rates actually make it a good time to buy as well.*

*Thank you to all my clients and cooperating brokers that persisted and brought several transactions to the closing table during these challenging conditions.*

### My March and April Sales

<b>MY LISTING. MY BUYER.</b> 20 Prairie Clover	<b>SOLD!</b> 5183 S Holland Street	<b>SOLD!</b> 170 Willowleaf Drive	<b>I BROUGHT THE BUYER!</b> 7 Prairie Clover	<b>SOLD!</b> 10035 E Carolina Place
<b>I BROUGHT THE BUYER!</b> 8730 E Otero Circle	<b>I BROUGHT THE BUYER!</b> 11063 W Twilight Peak	<b>SOLD!</b> 8 Mountain High	<b>SOLD!</b> 11858 W Tufts Place	<b>I BROUGHT THE BUYER!</b> 8241 S Fillmore Circle

**PREVIOUS KC SALES** | 4 Amberwood Lane | 14 Amberwood Lane | 86 Deerwood Drive | 8 Mountain High Ct | 21 Mountain High Ct | 42 Pin Oak Drive | 8 Paonia | 3 Prairie Clover | 19 Prairie Clover | 20 Prairie Clover | 2 Mountain Alder | 11063 W Twilight Peak | 170 Willowleaf Drive

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In response to COVID 19 there have been many changes in the way the business of real estate is conducted. The goal is to keep our clients and ourselves safe and healthy, while keeping those who need to, moving. We have introduced new virtual ways of both listing and buying homes, closing transactions, and all contact throughout the process is in line with social distancing. If you have any questions about the market, or the current buying/selling process, it would be my pleasure to inform, advise and support you during this time. My best to you and your family!

Interested in Advertising in Life at Ken-Caryl?

Advertising information is available at [www.ken-carylrancho.org](http://www.ken-carylrancho.org) under the Community & News section.

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# Picture This!



This mesmerizing photo of a moth might just change your perception of these pesky home invaders. Resident Lynn Nagel's photo perfectly captures the detailed markings of an *Antheraea Polyphemus* Moth in Heirloom this month.

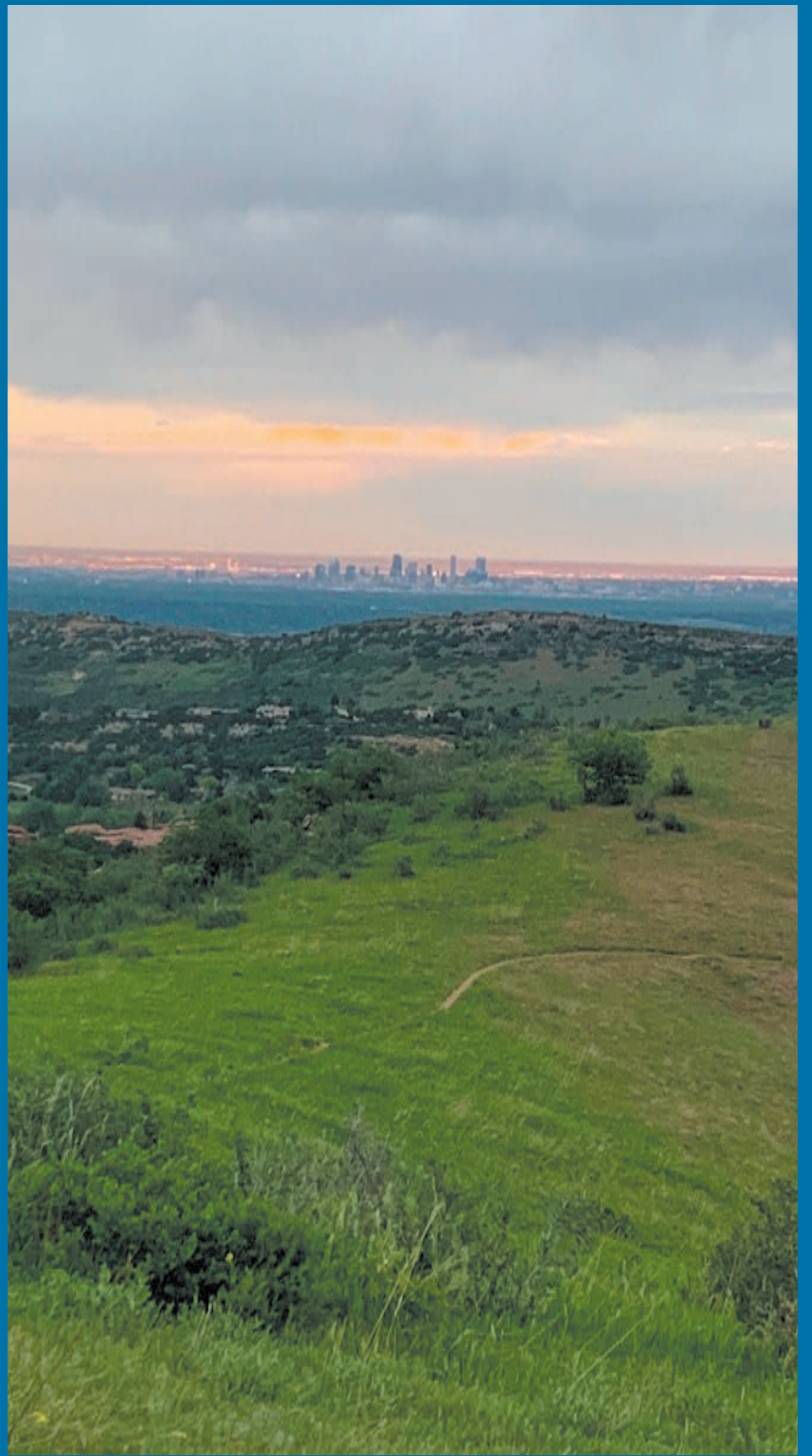


Look, but don't touch! This photo of a flowering cactus, snapped by resident Stephanie Silvanage on the wall on Valley Parkway, is both sweet and yet, sinister.



Talk about a picture perfect day! Resident Tom Ryan's photo of the Valley showcases both resident landscaping in the foreground and landscaping deigned by Mother Nature in the background.

*All residents are reminded to maintain a safe distance when photographing area wildlife.*



Where city meets country. Resident Erica Cain took this stunning photo from the Valley where you can clearly see the Denver skyline from the Bradford Trail.



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## Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. It is a great information source and supplement to the newspaper and other forms of communication on Ken-Caryl Ranch.

To sign up for the e-News, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).





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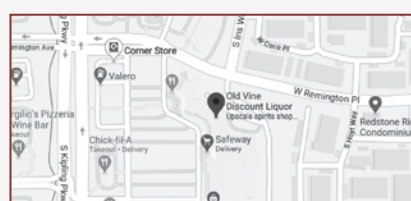
*July 4th might have passed, but the fireworks are still going off at Ken-Caryl Wine & Spirits and Old Vine Liquors, courtesy of Baja Billy Tequila! With a Blanco and an Añejo Cristalino to offer, Baja Billy Premium Tequila is sure to make every day feel like Independence Day! Stop in to Ken-Caryl Wine & Spirits or Old Vine Liquors today and #RevUp with Baja Billy Tequila!*



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Resident Jesse Redfoot, 15, certainly has a keen eye and a bright future as a 'budding' nature photographer! The photo of the bird perched on a tree branch was taken at his home in the Valley and the other two were snapped at the Equestrian Center.

**Follow Ken-Caryl Ranch on Twitter**

Staff will post periodic quick reminders and announcements, so make sure to follow the page. Check it out at <http://twitter.com/kencarylranh>

# RECREATION PROGRAMS & ACTIVITIES

## ◆ For Your Information

Due to the rapidly changing nature of programming during the pandemic, please visit [www.ken-carylranh.org](http://www.ken-carylranh.org) for up-to-date Recreation Program information.

## ◆ Aquatics

The Community Center Pool is OPEN! Pre-registration is REQUIRED this summer to maintain reduced pool occupancy restrictions. A daily fee will be charged for each person in attendance, \$4 for residents and \$7 for non-residents. Registration opens on Wednesdays at 12 p.m. for the following week (Sun. – Sat.). Register to swim at [www.ken-carylranh.org](http://www.ken-carylranh.org).

## Water Aerobics

Exercise in the pool from 8-8:50 a.m. on Mondays, Wednesdays and Fridays. Deep water aerobics will be on Wednesdays. Pre-registration is required. More information and registration are available on our website.

## ◆ Tennis & Pickleball

### Tennis Lessons

Tennis lessons are running now! Check out the website at [www.ken-carylranh.org](http://www.ken-carylranh.org) for updated schedules and registration.

### Cardio Tennis

Cardio Tennis is back on Friday and Saturday mornings at the Community Center! Pre-registration required. You can sign up 48 hours in advance at [www.ken-carylranh.org](http://www.ken-carylranh.org).

### Tennis Court Reservations

Outdoor tennis court reservations are now being taken online three days in advance. Reservations are limited to two hours, per court, per day, and can be completed at [www.ken-carylranh.org](http://www.ken-carylranh.org). Type "tennis court reservations" in the search box.

## ◆ KC Fitness

### Fitness Classes & Personal Training

Small group fitness sessions are now available and the gym is open for members with pre-registration! Visit [www.ken-carylranh.org](http://www.ken-carylranh.org) for schedules and registration.

## ◆ Sports & Athletics

### Soccer Shots

Ken-Caryl is partnering with Soccer Shots, an engaging children's soccer program with a focus on character development, for young soccer players. Saturday morning and Thursday afternoon classes are 45-minutes long and keep your little one moving. For more information and to enroll, visit their website at <http://soccershots.org/den>.

Ages: 2-8  
 Dates: June 11 – Aug. 22  
 Times: Thursday evenings or Saturday mornings. Times vary by age.  
 Location: Ranch House Soccer Fields  
 Fee: \$166 for Saturdays, \$182 for Thursdays

### Skyhawks Mini-Hawks Camp

This baseball, basketball and soccer program gives children a fun and positive first step into athletics. Through games and activities, campers explore balance, hand/eye coordination and skill development at their own pace. Register at [www.skyhawks.com](http://www.skyhawks.com).

Ages: 4-7  
 Dates: July 13 - 17  
 Time: 9 a.m. - 12 p.m.  
 Location: Ranch House Soccer Fields  
 Fee: \$134

### Skyhawks Baseball Camp

Learn the fundamentals of fielding, catching, throwing, hitting and base running in a fun, positive environment. Register at [www.skyhawks.com](http://www.skyhawks.com).

Ages: 6-12  
 Dates: July 20 - 24

## ◆ Sports & Athletics

Time: 9 a.m. - 12 p.m.  
 Location: Ranch House Soccer Fields  
 Fee: \$134

### Skyhawks Soccer Camp

Learn the fundamentals of soccer! Using our progressive curriculum, campers will gain the technical skills & sport knowledge required for the next step into soccer. Register at [www.skyhawks.com](http://www.skyhawks.com).

Ages: 6-12  
 Dates: July 27 - 31  
 Time: 9 a.m. - 12 p.m. with extended day options  
 Location: Ranch House Soccer Fields  
 Fee: \$129

### Challenger British Soccer Camp

Ken-Caryl Ranch Metro District is bringing the all British Soccer Camp program to our community again this summer. Challenger British Soccer Camps are a huge nationwide organization that will coach 122,000 players around the U.S. this summer at their camps and here is your chance to experience their unique program! Sign up at [www.challengersports.com](http://www.challengersports.com).

Ages: 5-14  
 Dates: August 10 - 14  
 Time: 9 a.m. - 12 p.m. with extended day options  
 Location: Ranch House Soccer Fields  
 Fee: \$172  
 Ages: 3-5  
 Dates: August 10 - 14  
 Time: 1 - 2 p.m.

## ◆ Sports & Athletics

Location: Ranch House Soccer Fields  
 Fee: \$120

### Skyhawks Virtual Sports Classes

Things may look a little different right now, but that doesn't mean that your kids have to miss out on summer sports. We are excited to announce that our partner Skyhawks Sports is launching new, live video classes featuring their top instructors! Offerings include multiple sports, STEM, PhysEd, SuperTots and all new partner programs featuring Chess, LEGO and Esports. Visit <http://Skyhawks.com/Virtual-Classes> to learn more!

## ◆ Virtual Summer Camps

Going virtual is the new thing, and when it comes to camps for your kids this summer, there's no exception! Whether you've got a LEGO architect or aspiring sportscaster, there's something for every child to stay active and engaged this summer - from the safety of your own home! Be sure to check out the latest programs and offerings including art, science, LEGOs and movie-making available through Ken-Caryl Ranch! For more information and to register, check out our website at <https://bit.ly/VirtualEnrichmentCamps2020>.

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*By Harriet Camp, Resident*

My two granddaughters, Mia and Liv Martinez, who reside in the Valley on Manzanita, are doing their part for social justice in Ken-Caryl!

Mia wrote out her own poster "The color of your skin makes you special" and her sister, Liv, stated her feeling "I love everyone". Their mother, Anna, assisted in helping Liv write her poster. These two freedom fighters stood on a corner and raised their posters with pride!



Liv Martinez




Mia Martinez

ON EXHIBIT

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# Conclusion: The Prehistoric People of Ken-Caryl Ranch 15,500-500 Years Ago

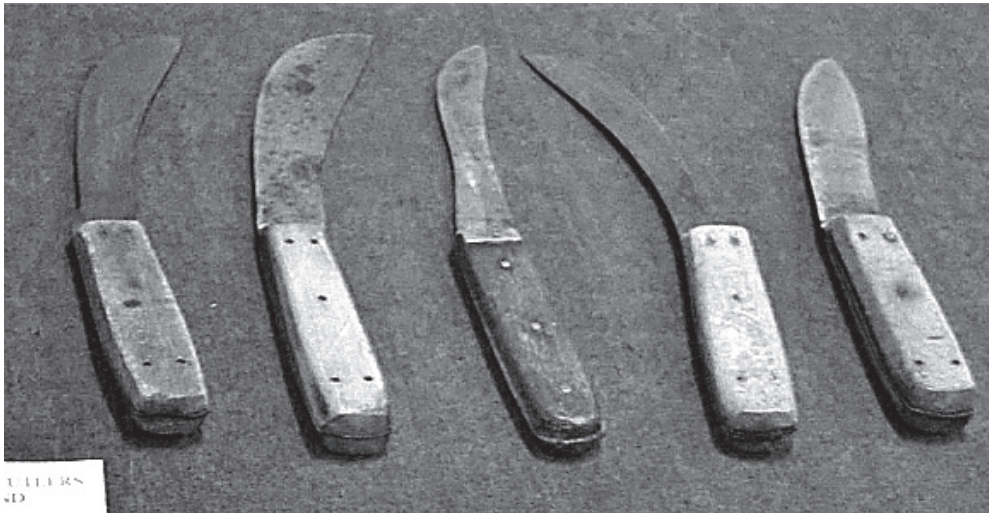
By Jack C. Warner-Ken-Caryl Historical Society-Archaeology

The story of the prehistoric people of the Ken-Caryl Ranch (KCR) area draws to a close as the age of written history begins and expands. In the previous articles in this series, we have reviewed the time of the prehistoric people of the Ken-Caryl area from the 15,500 years ago Paleo-Indian era spear hunters of now extinct large animals, including the Columbian mammoth; to the Ceramic era people 500 years ago, who lived in seasonal camps and gathered more wild plant food and hunted smaller animals with bow and arrows.

Pre-history ends with written history. History in Colorado begins with the written record of the first Spanish exploration expedition lead by Francisco de Coronado in 1541AD, from what is now the US state of New Mexico. Coronado was looking for gold and found none. There are records of a significant trade in deerskins near the Colorado/New Mexico border in the 1600's. French fur trapping and trading explorations were also made in the 1600's, and by the mid-1700's there are accounts that they had explored much of Colorado. These men were mostly looking to trade furs to markets in the French controlled Mississippi Valley and in French Canada. Beaver, deer, buffalo, elk, antelope and smaller skins and furs, like otter and muskrat, were valuable. Indians, particularly the Utes from the mountains and the Arapaho and Cheyenne on the plains, were the people who often captured the furs and skins and traded with the European people for manufactured goods, many made of metal, like cooking pots, knives, axes, etc.

Closer to Ken-Caryl, the earliest written record is of a chance meeting near what is now Denver on July 20, 1799 of a group of French trappers coming up the South Platte River with a party of Spanish Dragoons returning from the North Platte River in route to Santa Fe, NM. In the next year, 1800, mountain man Louis Vasquez built the modest first "Fort Vasquez" trading post at the meeting point of Clear Creek and the South Platte River in what is now Denver. From this time, the Ute, Arapaho and Cheyenne Indians and "mountain men" trapped and hunted this whole part of the Front Range and all its streams including Ken-Caryl's Dutch Creek, Massey Draw and Deer Creek. In the period from 1800 to about 1850, most of the Colorado mountains and streams had been explored and worked by mountain men and their Indian allies.

In prehistoric times, it appears that the ancient people lived first in extended family groups, and later in groups of just a few families. Studies have estimated that groups of 25-75 individuals were the most common. However, by the beginning of written history, Indian tribes of several hundred people appear to be the most common. In the Ken-Caryl area, history



Mountain Man "Green River" Trade Knives from early 1800's. Photo courtesy of Jack Warner.

mentions that the Utes dominated the mountains and the Arapahoe and their allies, the Cheyenne, dominated the plains. The Utes had an ancient trail that went thru part of KCR. Historical accounts mention that the Utes were often enemies of the Arapaho and Cheyenne, particularly in times when the master horsemen Ute invaded the plains to hunt buffalo (bison).

More detailed written history of the Ken-Caryl Ranch starts in 1860 when, following the 1859 Colorado gold rush start, Major Robert B. Bradford built the first part of the Bradford House in KCR and started his toll road to the gold fields. Much detail about KCR history starting in 1859 and after can be found through the Ken-Caryl Ranch Historical Society part of the KCR Web page (<https://ken-carylranh.org/community-news/history-of-ken-caryl-ranch/>) and various KCR information signs and programs.

Even after the settlement of the Ken-Caryl area, the Ute, particularly the band lead by Ute Chief Colorow, often visited it.

Summarizing the archaeological findings from the extensive prehistoric sites excavated in the Ken-Caryl Ranch area, it appears that ancient people wanted to live in this area for at least the last 15,500 years. Why? Our best archaeological analysis suggests:

- Reliable water was available here.
- Wildlife that could be hunted or fished for good food lived near.
- Wild plants that yielded seasonal berry and nut harvests were close.
- Plants that were a source of fiber for cordage and sewing hides grew nearby.
- Good tool stone sources were close.
- Wood for fuel and cooking was close.
- Sources of clay used in making pottery are close.
- The rock formations provided protection from cold in the winter.
- Climate studies have shown that the hogback valley has a milder climate than the surrounding areas.

Much has changed in human culture over the past 15,500 years, but one thing

has remained the same. People have found KCR a pleasant place to live.

This concludes our series from contributor Jack C. Warner of the Ken-Caryl Ranch Historical Society-Archaeology. We thank Jack for his wonderful contributions over the past few months to Life at Ken-Caryl. For more information about the Ken-Caryl Ranch Historical Society, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).



A Mountain man who trapped and traded furs and skins in the Rocky Mountains, including Ken-Caryl Ranch. (Artist conception). Image courtesy of Jack Warner.



The Ken-Caryl Ranch Bradford House today listed on the National Register of Historic Places. Photo courtesy of Jack Warner.



A typical Ken-Caryl Ranch home 15,500-500 years ago. (Artist's conception). Image courtesy of Jack Warner.

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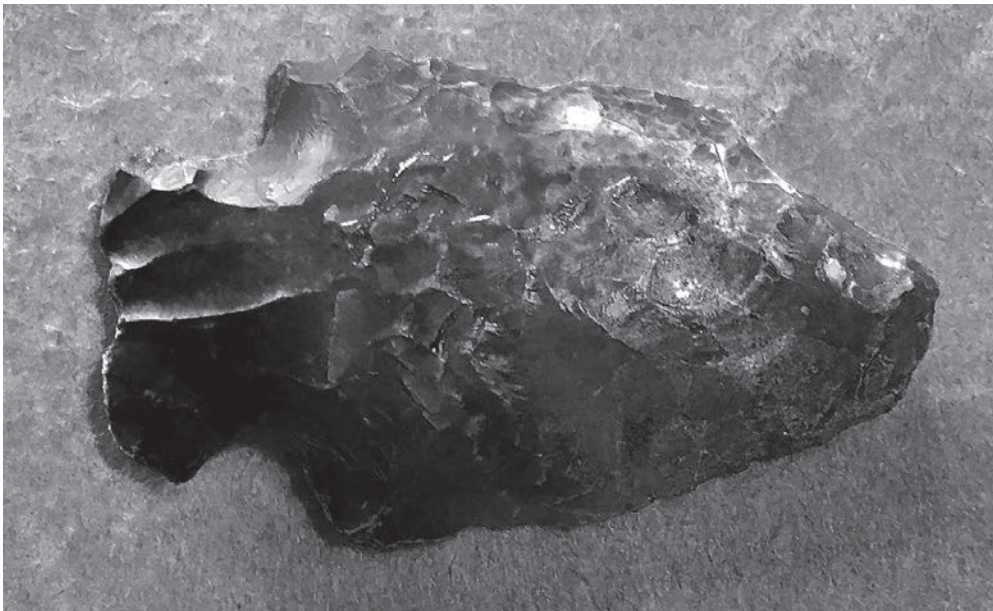
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Hunting Buffalo on the Plains East of Ken-Caryl Ranch. (Artist conception).  
Image courtesy of Jack Warner.



A Spear point found by archaeologists on Ken-Caryl estimated at over 5,000 years old.  
Photo courtesy of Jack Warner.

## Fence Painting Pointers

By Jenna Hallock, Resident

As newer residents to Ken-Caryl, one of the things we most appreciate is the community. Friendly neighbors, beautiful amenities and rich history are all unique features of Ken-Caryl. The "Indian Gold" ranch rail fences are another exclusively Ken-Caryl feature.

When we purchased our home, our fence was in need of a refresh, and thanks to quarantine this spring, it quickly moved to the top of our to-do list! (What other season would afford us weekends and evenings with no commitments? It hasn't happened before and likely won't happen again!) So, we began the process of discovering what it would take to properly endeavor on the project. On searching for information specific to fence up-keep on the Ranch, we didn't have much success finding the details we were looking for.

Since completing the project, we thought it would be helpful to share our experience with other Ken-Caryl residents who might embark on this seemingly simple project while they have a little more downtime than usual. Hopefully this can be a resource to help your fence project go smoothly and quickly!

- 1) **Measure your fence.** Our painted fence is about 400 feet long. It required approximately four gallons of primer and three gallons of paint. (More about the primer and paint later.)
- 2) **Decide which rails need to be replaced** and purchase 20 percent more than you think you need. \*Prime and paint the rails in your garage or side yard before putting them up. It's so much easier and a real time saver!
- 3) **Mark or remove the rails you plan to replace** so that you don't spend unnecessary time washing, scraping and sanding rails that will only be later replaced. Yep... we made this mistake!
- 4) **Evaluate your posts** and repair as needed. Ideally, you won't have to replace posts. We (our kind and handy neighbor actually helped us with this!) repaired some posts that were rotted on the top from being hit by sprinklers. If you end up having to replace posts, we cannot advise. I'd suggest hiring that part!
- 5) **Prepare your fence.** \*This is the most time-consuming process, but also the most important. Not yet knowing the long-term results, I can only assume from my knowledge of painted wood that prep and prime will extend the life of your project.
  - a. **Power wash first.** This will knock off any obviously peeling paint and give you a clean surface.
  - b. **Scrape next.** Using a flexible metal scraper or similar, get under the edges of any additional paint you

find peeling. Note: You'll find the moisture from the power wash pulls up paint within hours of washing.

- c. **Sand.** We used an orbital sander with 80 grit paper and found this was an important part of the process. It smoothed out rough spots, splintering edges and any other remaining loose paint.

- 6) **Prime your fence.** We purchased a sprayer and it was worth every penny! It easily coats the rails and posts with minimal waste/mess.
- 7) **Paint your fence.** Ironically, this takes the least amount of time because you've been diligent to this point doing the proper preparations.

We learned some other important lessons that we hope will help your fence re-fresh project go more smoothly than ours did! First, work in small sections and do Steps 1 - 7 over the course of 1-2 days, if possible. We started by power washing the entire fence (which took almost an entire six to eight-hour day). Then, we tried scraping the entire fence from start to finish. This was a mistake because every time it rained, more of the edges of old paint we had exposed began peeling again. We had to go back and scrape again and again... and again. Don't let this happen to you!

We also caught on pretty quickly that no one is going to see the underside of the rails, so focusing on tops and sides of rails along with the posts could save some time and frustration.

Complete honesty? We will never do this project again. It was a once-in-a-lifetime, COVID-19-induced project. If you have less fence, it's a different story. And again, we hope our experience will guide yours to be more manageable. It became painful to think about how many hours we spent removing paint from an old fence. At the risk of putting myself into a depressive state, I'll guesstimate that the project took us 100 manhours over six weeks. My neighbors might know more exactly - they were always cheering us on.

On the positive side, the entire project only cost about \$500 in materials.

- \$100 for new rails
  - \$100 for paint and primer (which we didn't really need thanks to our generous neighbors sharing their leftover paint with us!)
  - \$100 for sanding and other miscellaneous supplies
  - \$200 for paint sprayer
- Another generous neighbor spent quite a few hours re-working our gate and fixing those posts I mentioned earlier. I know he spent a few dollars on those projects as a gift to us.

Bottom line, the beautiful ranch rail fences of Ken-Caryl are worth preserving! It's a part of the history and uniqueness of Ken-Caryl that makes this such a special place to live.

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## Getting the Maximum out of Minimal Space: Make Room for Murphy... Beds

Is your cozy home feeling a little cramped these days? Are you longing to lounge? With kids home for the summer, extended visits from out-of-town guests and COVID keeping us close to home, many people are feeling the 'walls closing in'. But they don't have to, literally. The good news is that long-time residents and small business owners Deb Beckmann and her husband Steve, offer a sleek and stylish solution to save you money, space and your sanity with their Murphy Beds!

The Beckmanns, who have called Ken-Caryl Ranch home since 2001, are the owners of Smart Spaces, a business specializing in Murphy Beds and custom closets, cabinet beds, offices and media centers.

"One interesting thing I noticed during the COVID-19 shutdown was the number of people calling due to more people living in the house," said Deb, noting that many family members and college grads are flocking back to the 'nest'. "Interest has only increased due to the fact that they're still there!"

Murphy Beds provide a clean and convenient solution for spatially-challenged homes. During the day, a Murphy Bed serves as a cabinet or desk, and at night, transforms into an extra bed to accommodate house guests or kids returning home from school. These beds work especially well in basements, offices that double as guest bedrooms and narrow rooms where width is an issue.

"Murphy Beds are great; they free up 35 square feet taken up by a mostly unused bed that can then be put to use for something really needed," said Deb. "Plus, everyone likes the idea of a secret bed."

And, Deb should know, not only as the owner of Smart Spaces, but she and Steve are currently hosting five Millennials, a baby and a dog in their Valley home!

The Beckmanns and their team of designers and craftsmen assist clients from start to "finish", even offering an extensive selection of hardware for their custom-built creations. Designers work to help customers envision how their spaces will be used, meticulously take in-home measurements and recommend modifications accordingly. Once color, style, finish, materials, mattress and hardware have been decided on, the order goes straight into production and doesn't require much travel time. In fact, the production of all custom-built Murphy Beds is completed on site at the store. All other components, like mattresses, are locally-sourced in Colorado and turnaround time is often just four to six weeks from conception to installation.

Not sure what style to choose? Affectionally dubbed "the Disneyland of Murphy Bed showrooms" by a client, Smart Spaces' location in Denver allows customers to tour several floors of vignettes displaying varying styles and designs of Murphy Beds to spark inspiration and appeal to a wide range of tastes, from modern and contemporary to simple and traditional. In fact, as a testament to its space-saving capabilities, the store can showcase more than 35 models!

In this day and age when the desire for space can be limited by architectural constraints, Murphy Beds provide an aesthetically pleasing, space-saving and cost-effective solution. For more information, visit Smart Spaces' website at <https://smartspace.com/> or call them directly at 303-777-6278.



Wild Apple Murphy Bed Model shown with bed up and down.

### DID YOU KNOW?

The original Murphy Bed, otherwise known as a wall bed, was invented by William Murphy in the early 1900's as a space-saving solution to hide his bed while entertaining guests in his small one room apartment in San Francisco.

**LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED** from any Ken-Caryl resident in good standing or from any elected official or political candidate. Letters should be concise — no letters over 350 words—and must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date, but the day can vary due to holidays. Deadline dates can be found at [www.ken-caryl.org](http://www.ken-caryl.org).

At present, the method for submitting letters to the editor is by email to Allison Hefner at [Allisonh@kcranch.org](mailto:Allisonh@kcranch.org). A response will be sent via email when a letter or article is received. If you do not receive a response, call 303-979-1876, ext. 108, to confirm receipt.

We do not print anonymous letters. Letters must include name, address and phone number (daytime), but only the author's name and "Ken-Caryl Resident" or applicable government office will be printed in the paper. Residents may submit up to eight letters to the editor per calendar year. More than one letter per resident may be published in a single issue of the paper provided that the letters are not about the same subject. Letters will be printed on a space available basis and may be edited. Editor retains right to appropriateness and content. Letters will be published with plain text; use of all caps, italics, bold or excessive exclamation points will not be allowed.

Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, *Life at Ken-Caryl* or its editor. Neither the editor nor the Master Association accepts any responsibility for the content of these letters. Writers accept full responsibility for their written word.

Email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).  
Deadline for July 22 Issue: July 13 at 5 p.m.

### Dear Editor:

Growing up in the 1960's, universal conscription for males, developed my life-long passion for public policy. I would like to debate state and national polices on these pages, now and until the November election. No political party or candidates' names will be used.

Our Founding Fathers had a great concern of the large states vs. the small states. The great compromise was the House of Representatives would be based on population and the Senate based on two senators per state. The same philosophy applied to electing a president. The Electoral College was based on the theory of protecting small states from not having a voice electing the president. Colorado has nine electoral votes. The precedent has been the nine electors will cast their vote for the person who receives the majority of the state's popular vote. This November, Colorado will vote on the National Popular Vote. This will require the nine electors to vote for the presidential candidate receiving the most popular national votes, if it passes. If the electors don't vote for the Colorado candidate with the most state-wide votes, why do we need them if they don't honor our vote? The correct way to do away with the Electoral College is for Congress to pass an amendment to the Constitution and 37 states ratify the amendment.

The National Popular Vote has passed in several states, if this becomes the norm, the 10 or 12 largest states will elect the president every four years. Thanks to the hard work of people who petition to get this question on the November Colorado ballot, I am voting "no".

*Jeff Esbenshade, Resident*

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This updated home backs to open space with breathtaking views. The main floor offers a guest bedroom/study, formal living and dining rooms, a spacious family room with floor to ceiling windows, enormous mud room and an updated kitchen with a huge walk-in pantry, desk, stainless steel appliances, gas stovetop and center island. Professionally finished basement with a guest bedroom, full bath, recreation room with a custom bar and plenty of room for storage.



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