

98 Glenmoor Lane, Cherry Hills Village, Colorado 80113



Total Square Feet	6,823
Basement (Walkout) Square Feet	2,493
PSF (Total Sq. Ft.)	\$550
Below Grade Finished	2,493
Bedrooms Total	5
Bedrooms Upper Level	4
Bedrooms Basement Level	1
Bedrooms Main Level	0
Bathrooms Total	5
Bathrooms Upper Level	3
Bathrooms Main Level	1
Bathrooms Basement Level	1
Bathrooms Full	3
Bathrooms Three Quarter	1
Bathrooms Half	1
Garage	3 Car Attached
Listing Number	1803247
County	Arapahoe
Property Type	Single Family Detached
Sub Division	Glenmoor of Cherry Hills

Year Built	1996
Annual Tax (Tax Year, 2023)	\$20,317
Annual Association Fee	\$5,200
Legal:	Lot 98 Glenmoor of Cherry Hills
Basement	Finished, Walkout Access
Association Name	Glenmoor of Cherry Hills
Professionally Managed	
Association Website	https://advancehoa.com
Fee Includes	Recycling, Road Maintenance, Security, Snow Removal, Trash
Lot Size	43,429 Square Feet (1 Acre)
Golf Course Property	
Cul-De-Sac	
Landscaped	
On Golf Course	
Sprinklers In Front & Rear	
Elementary School	Cherry Hills Village / Cherry Hills 5
Middle School	West / Cherry Hills 5
High School	Cherry Creek / Cherry Hills 5
School of Choice	Yes
Zoning	Single Family
Roof	Concrete
Patio	Covered
Construction Materials	Frame/Stucco
Front Door	Faces South
Architectural Style	Contemporary
View	Golf Course, Mountains
Features	Fire Pit, Spa/Hot Tub, Private Yard, Balcony

- Heating: Natural Gas, Forced Air
- Central Air, Two Stations
- Ceiling Fans
- Formal Dining
- Eat in Kitchen
- Entrance Foyer

- Five Piece Bath
- High Ceilings
- Kitchen Island
- Open Floorplan
- Pantry
- Primary Suite
- Quarts and Quartzite Countertops
- Walk-In Closets
- Carbon Monoxide Detectors
- Cooktop
- Dishwasher
- Microwave
- Oven
- Range
- Range Hood
- Refrigerator
- Wine Cooler
- Fireplaces 4 (Family Room, Living Room, Primary Bedroom)
- Circular Driveway (Brick)

Nestled on the prestigious back nine of Glenmoor Country Club, this stunning showcase home offers an extraordinary opportunity to reside in the coveted Glenmoor subdivision of Cherry Hills. Tucked away on a quiet cul-de-sac with a charming circle drive, this property combines unmatched privacy with effortless convenience. Enjoy direct access to the golf course from your backyard and proximity to the exclusive, resident-only back gate. Step through the doors to discover a home that exudes luxury at every turn. Designer upgrades include exquisite hand-forged railings and a high-end chef's kitchen, completely remodeled to perfection. The centerpiece of this culinary masterpiece is a glowing lighted quartz island, surrounded by custom cabinetry and the finest Wolf, Sub-Zero, and Cove appliances. Adding to its functionality, the kitchen includes a refrigerator drawer and a freezer drawer when you need the convenience of a little more space. From intimate dinners to grand gatherings, this kitchen is designed to impress. The home's serene backdrop is truly breathtaking, with sweeping views of lush fairways, and the majestic Rocky Mountains. Outdoor living spaces are equally remarkable, featuring a luxurious hot tub, cozy firepit, ambient lighting, and multiple private seating areas—ideal for relaxation or entertaining under the stars. The expansive walk-out basement offers versatile living with a fifth bedroom, a large great room, a kitchenette, and direct access to the outdoors—making it a perfect retreat for guests or additional family living space, allowing you to fully immerse yourself in the Glenmoor lifestyle. Whether it's navigating the picturesque course, savoring the tranquility of this exceptional setting, or hosting unforgettable gatherings, this home seamlessly blends elegance, comfort, and the ultimate in Country Club living.

Please note the Key Benefits of this Prime Lot: *It is on the Back Nine which has better views and 75% less golf activity than on the Front Nine. * It backs to Hole #15 which dog-legs away from the home, greatly reducing the chance of golf balls hitting the house. *The east exit is available as an entrance and exit for homeowners which eliminates the need to enter through security and drive through the entire golf course. The lot is positioned on the last cul-de-sac in the community. Association Fee Includes 24/7 security guard. All information is deemed reliable but not guaranteed. Buyer/Buyer's agent is responsible for verifying all information, including, but not limited to: square footage, zoning, taxes, school district and enrollment availability.

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