

Sophistication in Abundance

**LUXURY DESIGN
SUSTAINABLE
LIFESTYLE**

Sheffield's classic take on modern farmhouse design features
5 bedrooms, 5 baths, and a loft.
2,876 sq ft plus 1,085 sq ft finished basement.



976 St. Andrews Lane, Louisville



**Sheffield
Homes**

Colorado Roots, Customer Driven.

Nicole O'Neill
Sheffield Homes
720-830-2495 (cell)
303-420-0056 (office)

WWW.SHEFFIELDHOMES.COM

Starting at \$1.95 million

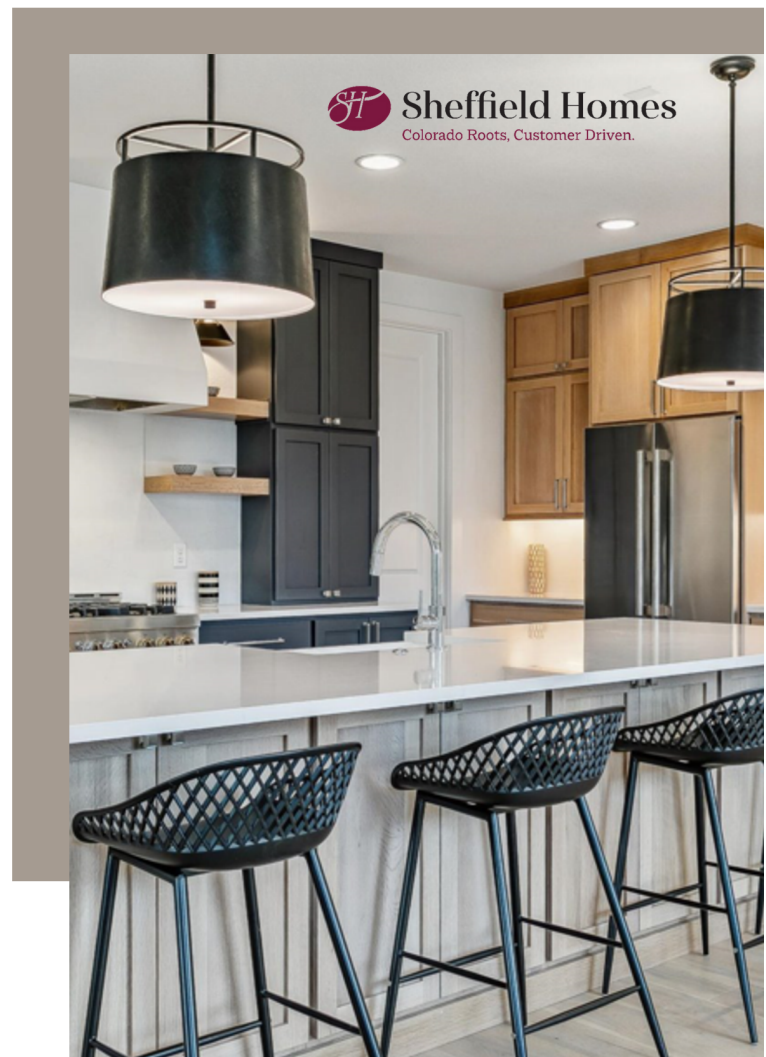
Elevated Style

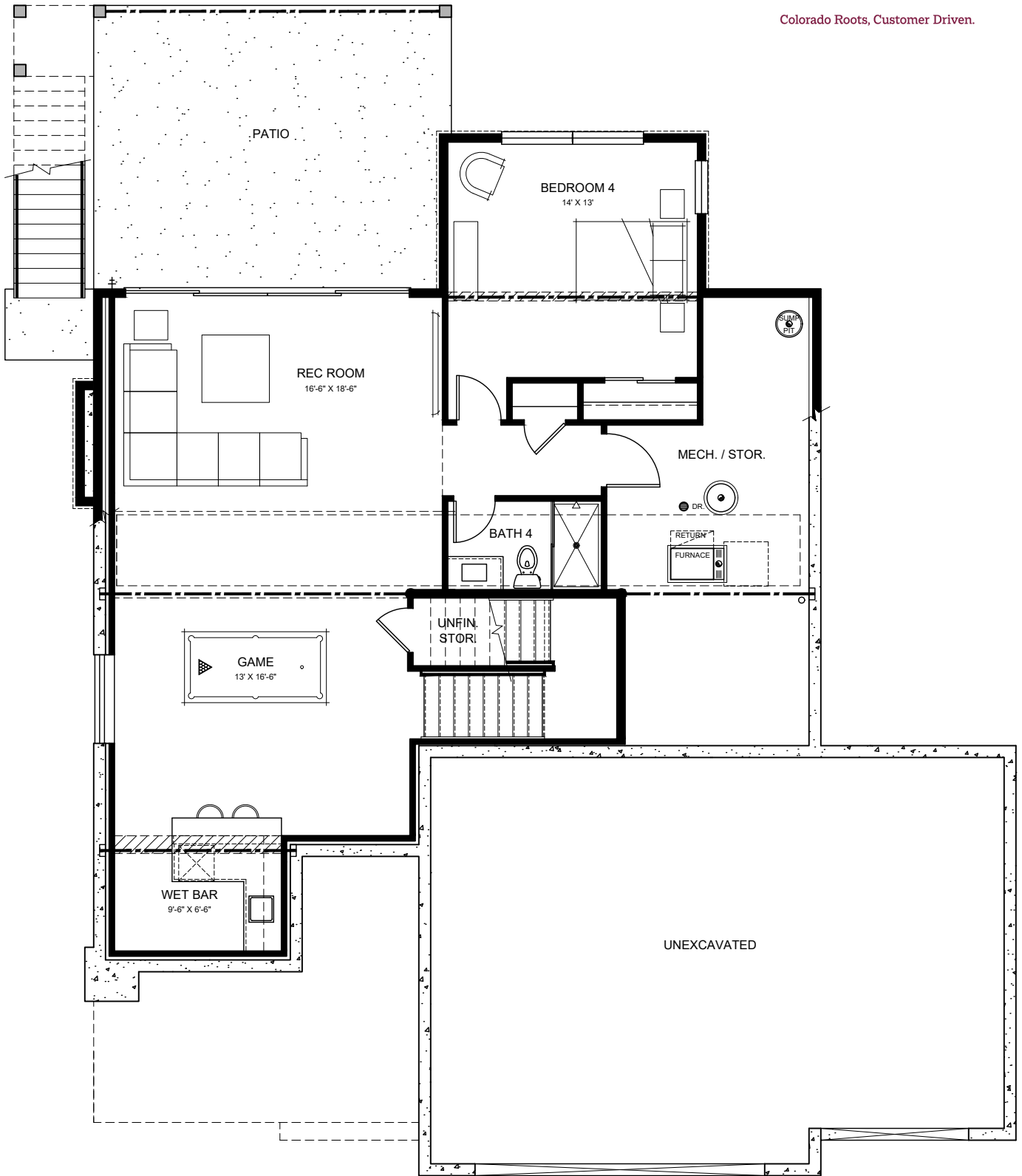
- Three-car garage
- Large great room with fireplace and wall of windows
- Access 317 sq ft covered deck from dining room
- Bedroom / bath on main level can flex well for home office
- Spacious owner's entry offers convenience with double closet, built-in bench with cubbies, and direct access to back kitchen / butler's pantry
- Gracious entry off of large covered porch gives unbroken sight line to great room windows
- Classic turned staircase features large landing and open handrail on both sides
- Large dining room with coffered ceiling off of kitchen offers space enough for casual or more formal get-togethers
- Well-appointed kitchen to please even the most discriminating chef
- Palatial 2nd-story primary suite tucked privately on the opposite side from bedrooms and laundry
- Spacious secondary bedrooms, each with dedicated bathroom
- Large loft area with access to front balcony may be converted to optional 6th bedroom
- Abundant rec room with game area and wet bar in finished basement, as well as another bedroom and 3/4 bath
- Build with EnergyStar 3.2 and NetZero rated specifications for top efficiency
- Sheffield pays 2.8% buyer agent fee on base price of home

MORE INFO



Livable Luxury





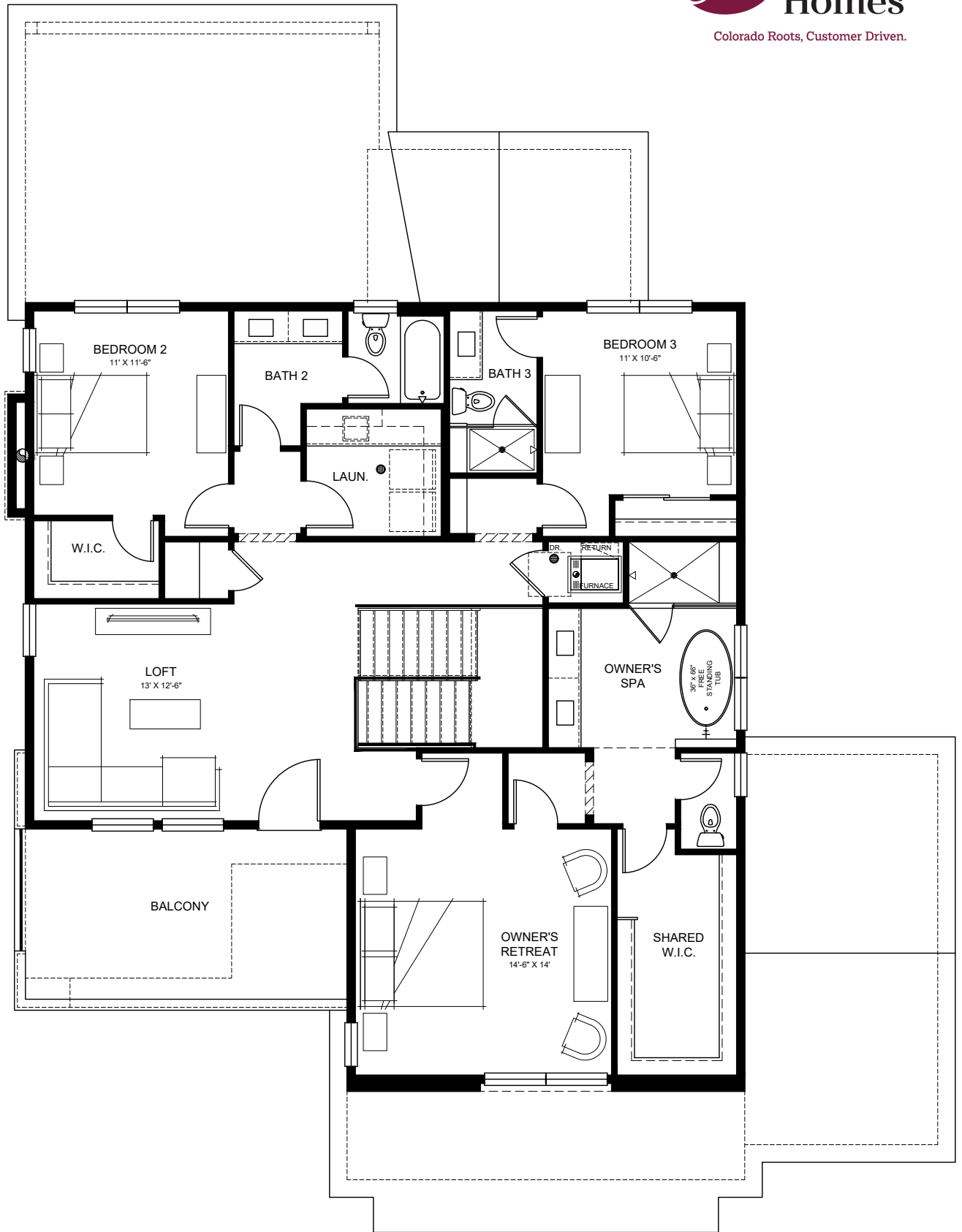
LOWER LEVEL FLOOR PLAN

1,085 finished sq. ft.



MAIN LEVEL FLOOR PLAN

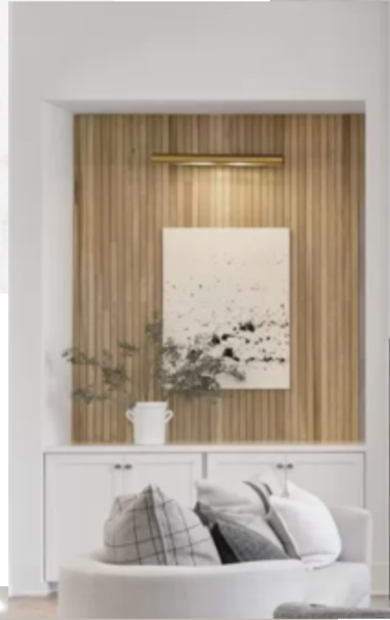
1,401 finished sq. ft.



UPPER LEVEL FLOOR PLAN

1,475 finished sq. ft.

INTERIOR *Concept Board*



EXTERIOR

Concept Board

