

31
ALBION PLACE



31 ALBION PLACE SETS THE STANDARD FOR SOPHISTICATION

Some homes impress you immediately.
Others reveal themselves slowly.

Positioned along the 12th fairway of Castle Pines Golf Club within the gates of Castle Pines Village, 31 Albion Place is a private architectural retreat where modern design and natural serenity exist in quiet harmony.

Walls of glass, curated gardens, tranquil water features, a koi pond, and a detached tea house create an atmosphere that feels both refined and deeply peaceful.

A rare offering designed for those who value privacy, artistry, and homes that leave a lasting impression.

4 BEDS, 6 BATHS
11,147 SQ FT | 1.11 ACRES





31 ALBION PLACE GARDEN HISTORY

The gardens were designed by Martin Hakubai Mosko and Alxe Noden of Marpa Landscape Architecture & Construction in Boulder, Colorado. Their work blends traditional Japanese garden principles, Zen philosophy, and sculptural landforms to create contemplative landscapes rather than conventional residential gardens.

The property's landscape was intentionally designed as a mandala, a sacred geometric symbol used in Eastern philosophy to represent harmony and the structure of the universe. Rather than relying on decorative planting beds, the designers reshaped the terrain itself to form a symbolic landscape.

WATER & CONTEMPLATIVE ELEMENTS

- Koi pond and waterfall designed to create reflective sound and movement
- A small island accessed by stepping stones
- A Japanese tea house intended for quiet reflection and conversation
- Meditative walking paths that reveal the architecture gradually



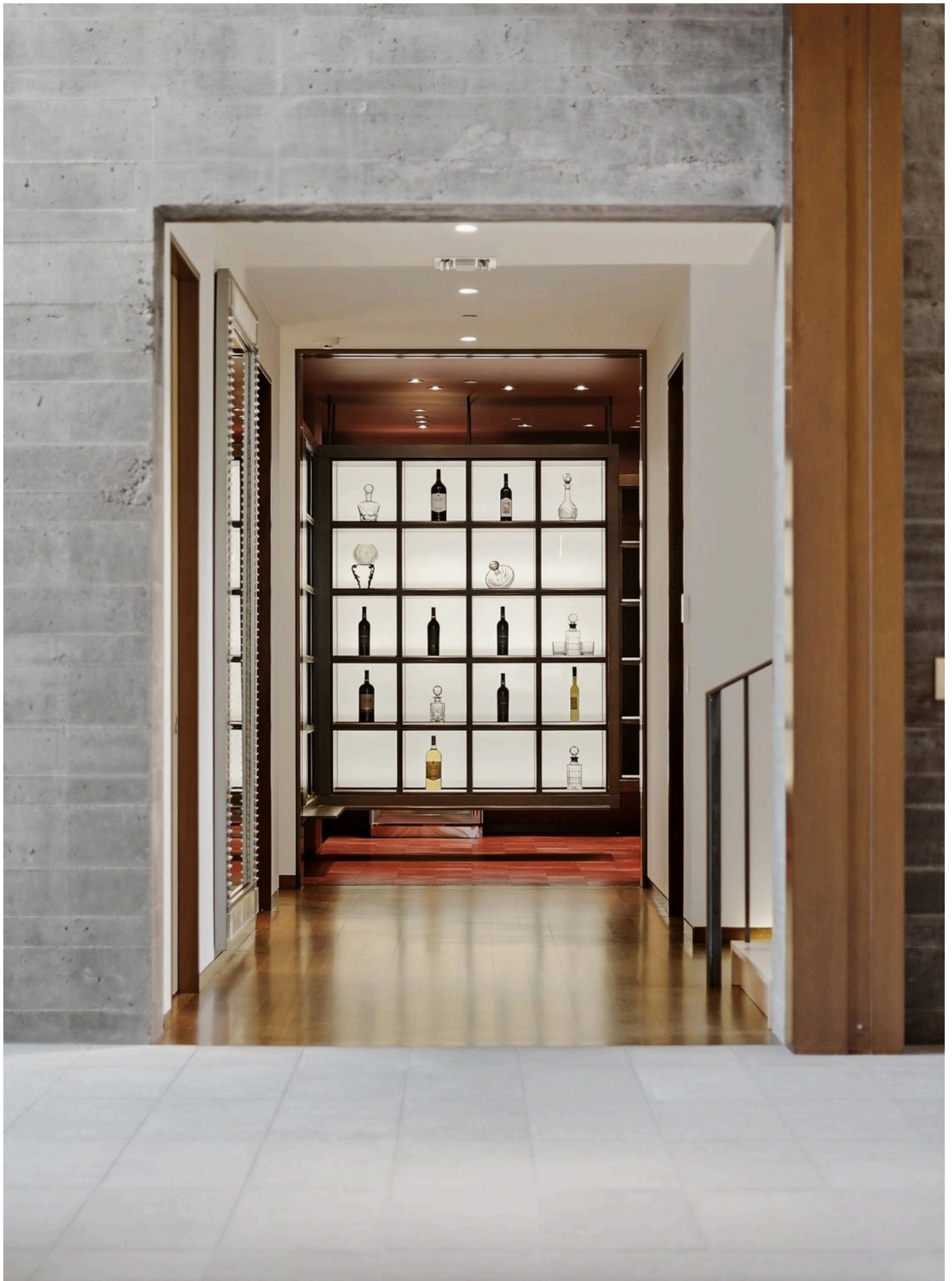
WITH EXCEPTIONAL ATTENTION TO DETAIL

Inside, warm contemporary interiors are balanced by organic textures, imported architectural elements, and moments of quiet restraint. Natural light moves effortlessly throughout the home, shifting with the gardens, water, and surrounding pines beyond.

Designed equally for intimate living and large-scale entertaining, the residence offers a series of thoughtfully connected spaces that open toward extraordinary outdoor environments. Meandering garden paths, mature landscaping, tranquil seating areas, a serene koi pond, and a detached tea house create an atmosphere more often associated with a private retreat than a Colorado golf community.

Recognized as Colorado's Home of the Year in 2012, 31 Albion Place was celebrated for its visionary design and extraordinary integration with its natural surroundings. The residence remains one of Colorado's most distinctive private estates.

The result is a home built on beautiful contradictions: refined yet peaceful, architectural yet organic, grand in scale yet deeply personal in feeling.





LUXURY VALUE & APPRECIATION ANALYSIS

31 Albion Place distinguishes itself through extensive luxury upgrades and a professionally curated appliance package featuring Wolf, Cove, Monogram, and True Residential products. Significant post-construction investments, custom installation work, and premium integrated finishes enhance both functionality and replacement value, positioning the property well above typical resale inventory in the market.

LUXURY IMPROVEMENTS & INVESTMENT

- Over \$506,000 invested in custom remodels and luxury upgrades
 - Ultra-premium appliance package featuring Wolf, Monogram, Cove, and True Residential appliances
 - Professionally designed chef's kitchen with integrated refrigeration, custom ventilation, warming drawer, and built-in pizza oven
 - Extensive custom installation and built-in integration throughout the home
 - Turnkey, move-in-ready residence with custom-quality finishes and exceptional replacement value
 - Positioned within Colorado's luxury market, where premier upgraded homes have historically appreciated 5%–7% annually
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PROPERTY FEATURES & AMENITIES

PRIMARY SUITE & BEDROOMS

- His and Her Bathrooms
- Vanity lights with designated makeup area
- Edelman leather accents in boutique closets
- Steam shower and jetted spa bath
- Marble and granite tile master bathrooms

KITCHEN - ALL RECENTLY REMODELED

- Custom Avalon kitchen cabinetry
- Monogram Refrigerators, Freezers and Pizza oven
- Wolf -60 inch, 8 burner countertop range, 2 ovens and warming drawer
- True Ice Maker in Pantry
- Dacor interior gas BBQ grill with commercial ventilation system

LIVING AREAS & INTERIOR ARCHITECTURE

- Floor-to-ceiling walls of glass (Hope's steel windows and doors)
- Hand-poured board-form concrete walls
- Red cedar plank shiplap accent walls
- White oak built-in cabinetry with ceruse finish
- Solid quarter-sawn oak flooring with recessed baseboards
- Solid core pocket doors with textured glass finish
- Concealed artwork lighting
- In-floor accent lighting
- Seven gas fireplaces (two with European 17th and 18th Century imported antique mantels)

WINE & SPECIALTY FEATURES

- Temperature controlled, 3000 bottle wine cellar with art lighting and leather flooring
- Almost \$40K in upgraded lighting enhancements

TECHNOLOGY & SMART HOME

- Control4 home automation system
- Whole-home SONOS audio system
- Lutron automated screens for Hope's steel sliding glass doors
- Whole home security system with cameras

MECHANICAL SYSTEMS

- In-floor radiant heating
- Multiple zone forced-air cooling system
- Whole house humidifiers
- Kinetico whole-house water filtration and purification system
- Fire suppression system

EXTERIOR & GROUNDS

- Radiant snowmelt system for driveway, granite walkways, stairs, and back patio
- Massive architectural pivot front door
- Hand-etched granite entry and patio tiles
- Pentair & Luxor automated LED exterior landscape lighting
- Designated Bio-Fill turf outdoor pet relief area
- Dog Guard electric dog fence system

RECREATION & LIFESTYLE

- Twelve-foot ceilings and electrical setup in unfinished basement for golf simulator
- Cedar walk-in closet for ski and fur storage
- Newly painted garage and new polyaspartic garage floor coating





ASSOCIATION INFORMATION

- Association Name: Castle Pines Village HOA
 - Association Type: Professionally Managed
 - Association Phone: 303-814-1345
 - Association Website: <https://thevillagecastlepines.com>
 - Association Fee/Frequency: \$455.00 Monthly
 - Association Fee Annual: \$5,460.00
 - Association: Yes
 - Restriction Covenants: Other
 - Restriction Covenants Y/N: Yes
 - Senior Community: No
 - Association Fee Includes: Maintenance Grounds, Recycling, Road Maintenance, Security, Sewer, Snow Removal, Trash
 - Association Amenities: Clubhouse, Fitness Center, Gated, Golf Course, Park, Playground, Pond Seasonal, Pool, Sauna, Security, Spa/Hot Tub, Tennis Courts, Trails
 - Pets Allowed: Yes
 - Rentals Allowed: Long Term
 - Transfer Fees - \$75.00 (No status letter fee)
 - HOA document fees or Working Capitol - None.
- For more HOA information contact:
april@thevillagecastlepines.com

TITLE COMPANY

- Title Company: First Alliance Title
- Closer : Maggie Bateman
- Phone: 303-565-2320

EARNEST MONEY

- Earnest Money: \$200,000.00







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COMPASS