

Location. Luxury. Lifestyle



4550 E. Perry Pkwy
Greenwood Village,
CO 80121

^{THE}
WAGER
FERGUSON
GROUP

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Perry Parkway Home

While many say a home can sell itself to the right person, the story of this home is what will truly make them fall in love. A decade ago, the Greenleaf family toured this home with Ronda and it was then, that they knew they could turn this house into the home where they could raise their children and build memories to last a lifetime.

There is no doubt this home is elegant, warm, charming, and luxurious. You will see for yourself as you walk through. What truly sets this magical home over the top are the intangibles it provides that cannot be listed on an MLS form.

You will have a hard time finding such a private and serene property nestled into the extremely coveted, Preserve at Greenwood Village.

Located literally minutes away from world class dining and shopping, renowned public and private schools, expansive parks, exclusive golf courses, and Denver's economic heartbeat, The Denver Tech Center (DTC).

Enter the neighborhood from Bellevue Avenue and your mind will immediately be put at ease with the overall inviting nature of The Preserve. With wide streets and sidewalks, luxurious landscaping featuring mature trees from towering aspens to lush pines and colorful gardens, you'll be able to take in a deep breath, release and feel your stresses melt away. Each home with its own unique style and story, this neighborhood simply sets itself apart from any other of its kind. Driving through the neighborhood isn't enough to show its worth. A short, quiet walk will lead you to two tranquil fishing ponds where you can sit and relax or reel in a beautiful trout. However, if you're feeling a bit more active you can access the world famous High Line





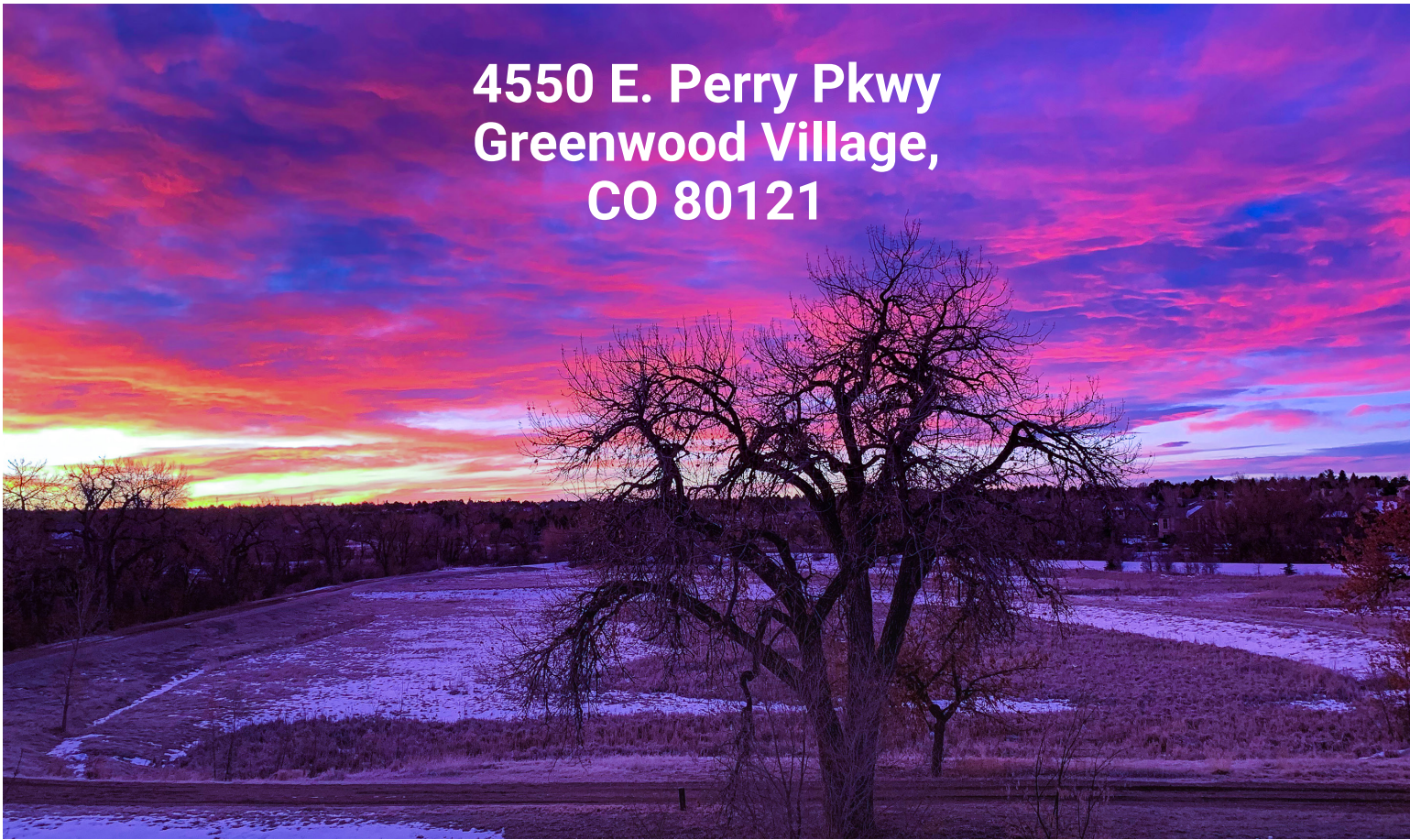
canal (72 miles of walking and biking trails winding throughout the Denver Metro area), which is the trail you'll see from the back deck of 4550 Perry Parkway...One of the main reasons this property was a "lottery lot" for building on, at the Preserves' inception.

Words and pictures cannot tell the story of this majestic home and neighborhood. This is the home that will tell stories of your life; from memories to be cherished, friends to be met and grateful for...Holiday parties, decorative lights, children playing, and waving at neighbors. The home is beautiful, that you will see. Allow these intangibles to be felt while you're visiting and touring the home. We hope you feel the same love for this home as the Greenleaf Family did 10 years ago.



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