

HOMEBOOK FOR

5972 S Emporia Circle

Orchard Gate · Englewood, Colorado 80111

4 BEDROOMS · 2.5 BATHS · CUL-DE-SAC LOT · CHERRY CREEK SCHOOLS

EXCLUSIVELY LISTED BY

The McClain Group

MADISON & COMPANY PROPERTIES



A WORD FROM THE SELLER

Why We Love Our House

(and You Will Too!)

We have loved our home since, as a young couple so many years ago, we excitedly picked the lot in a great neighborhood on a quiet street and tucked-away cul-de-sac. What a wonderful home this has been for our family, from watching it being built to now, with so many memories: kids walking right up the block to school with their friends, riding bikes all over the neighborhood and running across Dayton Street to Silo Park for all the adventures there. For us, the convenience and easy access to the highway and all the nearby shopping and dining has been the best of both worlds.

Entertaining in our home, whether inside or out (or both!), is easy and fun and has always been a favorite pastime. We have enjoyed so many wonderful occasions with family and friends at all times of the year, and for every event or celebration, which we will always cherish.

But our very favorite is our big, beautiful backyard. It has been the site of a lot of activity through the years, including a very small ski slalom course built during a snowy winter. In the summer, the flower garden, vegetable beds, raspberry patch and the fairy garden we added for our grandkids have been enjoyed by generations. We will really miss our special, peaceful time sitting on the patio, looking out over our big lawn with a beverage, listening to the birds sing and watching the hummingbirds fly. It was such a nice way to end the day.

— The Sellers



PROPERTY SNAPSHOT

Welcome Home

Cared for by its original owners since day one, this Orchard Gate home sits on one of the neighborhood's most coveted lots: a quiet cul-de-sac with mature trees and a large, private backyard. Everything above the basement was renovated, including a complete main-level remodel in 2019.

4	2.5	2,431	868	0.23
BEDROOMS	BATHS	FINISHED SQ FT	BASEMENT SQ FT	ACRE LOT

OFFERED AT	$1,075,000
YEAR BUILT	1979 · two-story
BASEMENT	868 sq ft unfinished, bathroom rough-in
GARAGE	Attached, 584 sq ft, drywalled & insulated

LOT	9,888 sq ft on a cul-de-sac
HOA	$83/month, billed semi-annually
TAXES	$4,622 (2025) · no metro district
SCHOOLS	Cherry Creek School District


THE KITCHEN





MAIN LEVEL · REMODELED 2019

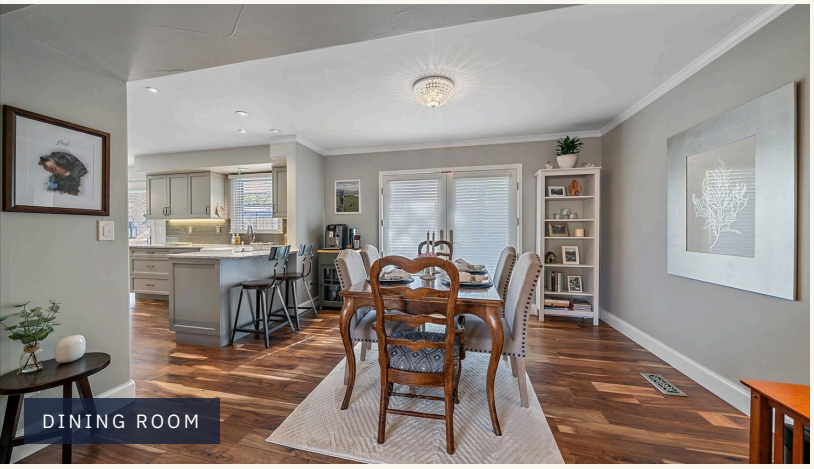
The Heart of the Home

The expanded kitchen was rebuilt in the 2019 main-level remodel, with all-new cabinetry, quartz countertops, a Kenmore Elite refrigerator and a Kenmore Pro microwave and gas range. A newly added island seats a crowd, and a second counter seating area on the opposite side keeps everyone close to the cook. French doors open straight onto the patio.

- Expanded kitchen with all-new cabinetry (2019)
- Quartz countertops
- Kenmore Elite refrigerator; Kenmore Pro microwave and gas range
- Miele dishwasher (2019)
- New island with seating, plus open counter seating
- Engineered acacia hardwood floors
- French doors to the covered patio


FAMILY ROOM


LIVING ROOM


DINING ROOM



MAIN LEVEL

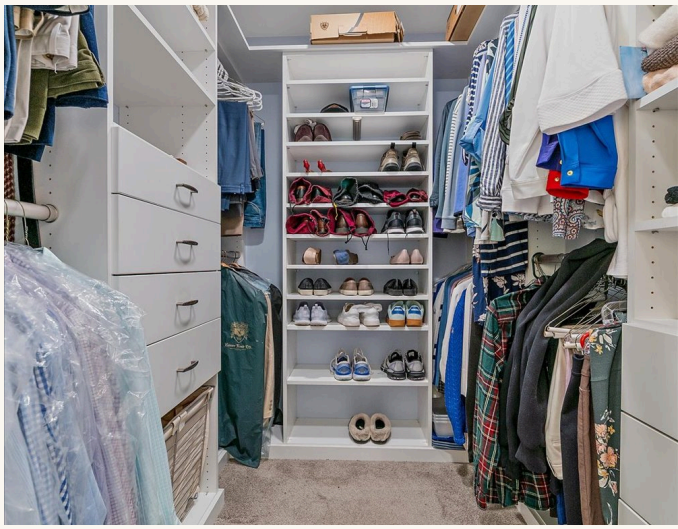
Made for Gathering

Engineered acacia hardwood runs throughout the main level, connecting a formal living room, formal dining room and a family room just off the kitchen. Two gas fireplaces give each living space its own warm focal point, and two sets of French doors fill the level with light and flow to the patio for easy entertaining.

- Gas fireplace added to the living room (2019)
- Family room fireplace converted to gas, glass logs (2017)
- Formal dining room
- Renovated powder bath (2019)
- Main-floor laundry and mudroom off the garage
- Two sets of French doors to the patio


PRIMARY SUITE





UPPER LEVEL

A Primary Retreat

The primary bath was fully renovated in 2019, with beautiful tile work, refined plumbing fixtures, heated floors and a heated towel rack. The walk-in closet is fitted with a custom Closet Factory system, so everything has its place.

- Fully renovated primary bath (2019)
- Heated tile floors
- New shower door (2021)
- Custom Closet Factory walk-in closet
- Heated towel rack

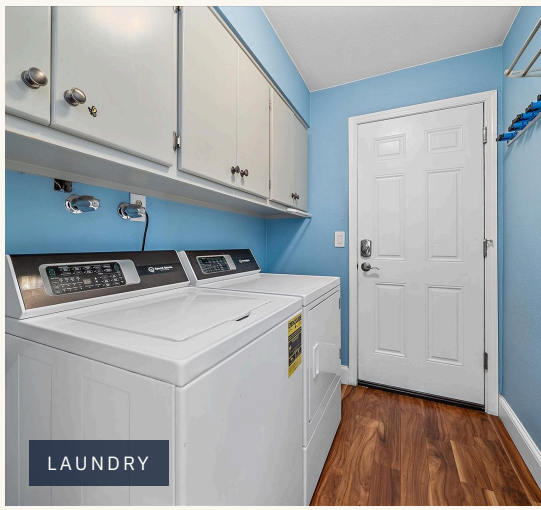












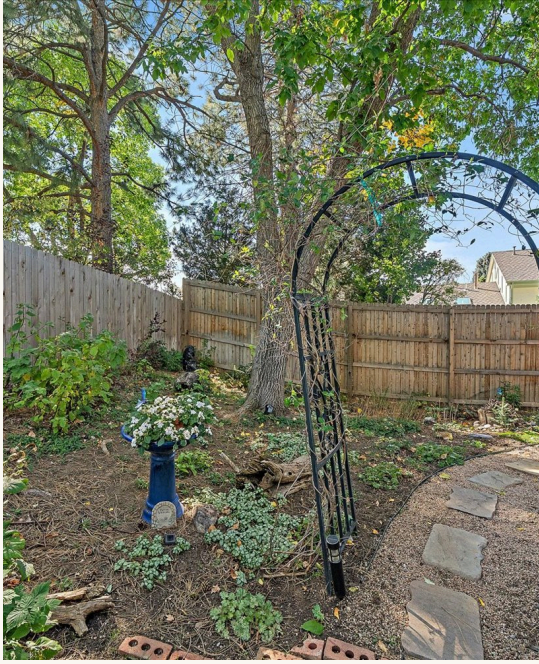
BEDROOMS & BATHS

Room for Everyone

Three additional upstairs bedrooms each have generous closets with wood louvered doors, and they share a beautifully renovated hall bath. Downstairs, the 868 sq ft unfinished basement has a bathroom rough-in, ready for more bedrooms, a rec room or both.

- Four bedrooms, all on the upper level
- Wood louvered closet doors in the secondary bedrooms
- Renovated hall bath with new tile (2017)
- New carpet upstairs (2019)
- Unfinished basement with bathroom rough-in


THE BACKYARD









OUTDOOR LIVING

The Showpiece

The private, fully fenced yard is where this home truly shines: an exceptional lawn, numerous flower beds and mature trees. A covered patio has room for lounge seating and dining, and a lattice archway leads through the fairy garden to the side gate.

- Covered patio with lounge and dining areas
- Grilling and fire-pit area with electrical and a natural gas hookup
- Raised vegetable beds and a raspberry patch
- Wi-Fi smart irrigation
- New driveway (2019); concrete patio and walkway (2017)

UPGRADES & IMPROVEMENTS

Thoughtfully Updated

THE KITCHEN · 2019

Expanded with quartz countertops and all-new cabinetry, a new island with seating, Kenmore Elite refrigerator, Kenmore Pro microwave and gas range, and a Miele dishwasher (2019).

FLOORS & FIREPLACES · 2019

Engineered acacia hardwood throughout the main level. A gas fireplace added to the living room, and the family room fireplace converted to gas with glass logs (2017).

THE BATHS

Primary bath fully renovated with custom tile and heated floors (2019; new shower door 2021). Renovated powder bath (2019) and hall bath tile (2017).

FINISHES

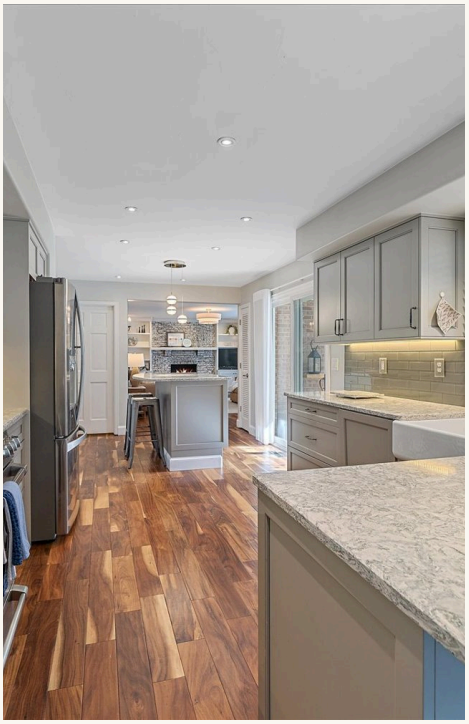
Custom Closet Factory system in the primary walk-in, wood louvered closet doors in the secondary bedrooms, new carpet upstairs (2019) and fresh interior paint.

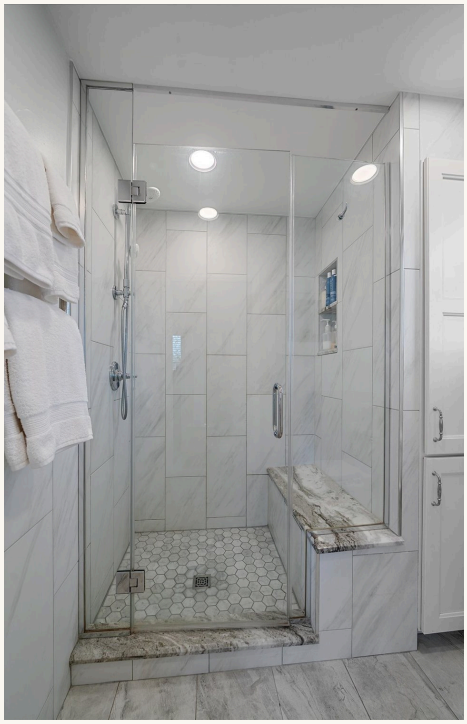
EXTERIOR

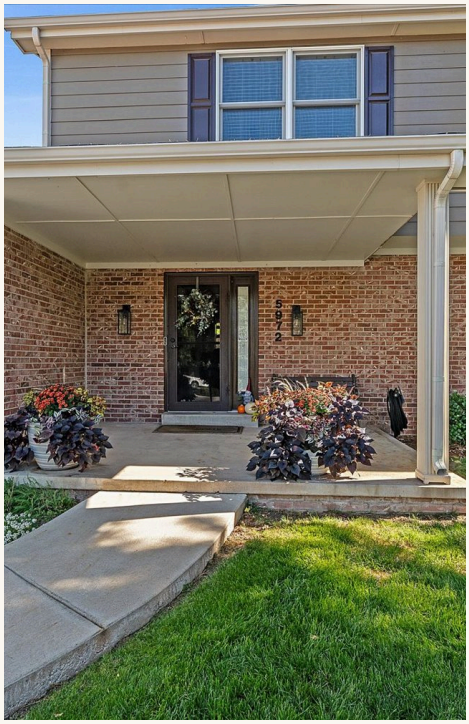
James Hardie fiber-cement siding (2011), updated Andersen windows and doors (2014 and 2016), new concrete driveway (2019), walkway and patio (2017). Roof about 11 years old.

SECURITY

ASI security door (2021) with a break-in-resistant security screen, plus an Arlo video doorbell and Arlo video cameras on the patio and garage.









SYSTEMS & SMART HOME

Comfort, Inside and Out

Heating & Cooling

Bryant central air (2025) and Bryant furnace (2016) with a whole-house humidifier, all run from a Bryant smart thermostat.

Smart Irrigation

Wi-Fi-connected smart irrigation for the lawn and flower beds.

Arlo Security

Arlo video doorbell plus Arlo video cameras on the patio and outside the garage door.

Peace of Mind

New water heater (2026), upgraded electrical panel (2019) and a radon mitigation system (2015).

The Garage

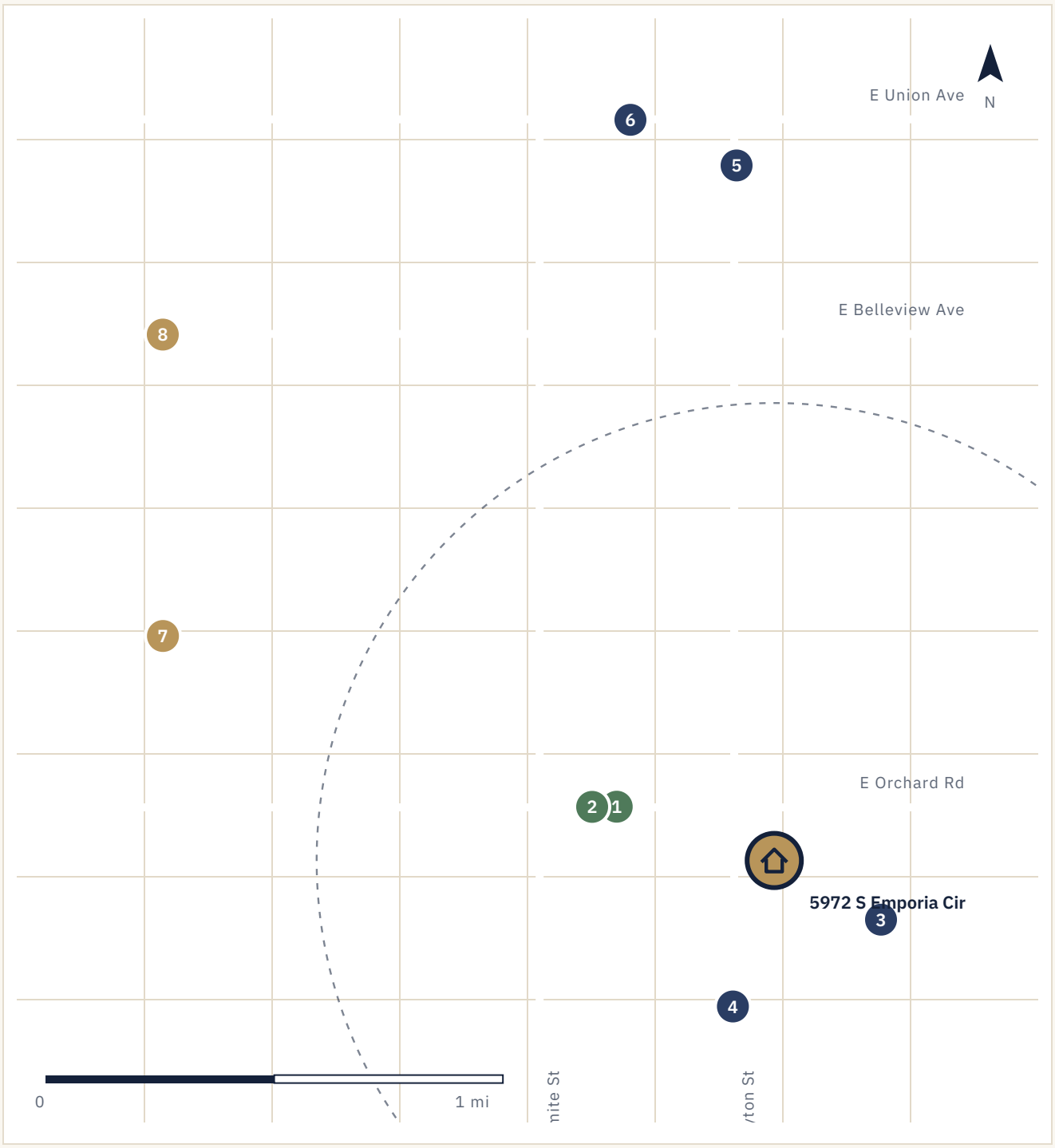
Attached 584 sq ft garage, drywalled and insulated, opening to the main-floor mudroom.

Ready to Grill

The grilling area has electrical and a natural gas hookup.

LOCATION

Everything Close to Home



1. Silo Park · 0.4 mi
2. Tommy Davis Park · 0.4 mi
3. High Plains Elem. · 0.3 mi
4. Cherry Creek Academy · 0.3 mi
5. Campus Middle · 1.5 mi
6. Cherry Creek High · 1.7 mi
7. The Landmark · 1.4 mi
8. Shanahan's · 1.8 mi

Distances are straight-line from the home. Street lines are approximate. I-25 and I-225 are about a mile west, via Orchard Rd or Belleview Ave.

DINING & ENTERTAINMENT

Minutes to the Best of the DTC

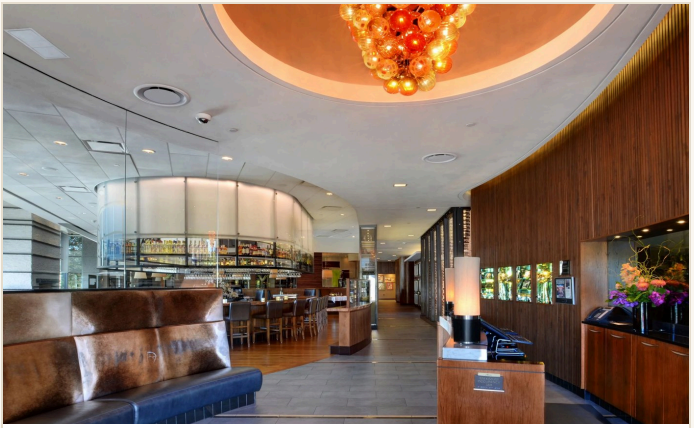
From special-occasion steakhouses to sushi and a night at the movies, the Greenwood Village and Denver Tech Center dining scene is just a few minutes' drive away.



The Landmark

GREENWOOD VILLAGE · ABOUT 1.4 MI

An upscale shopping and dining center near I-25 and Belleview, with restaurants, shops and the Landmark Theatres movie theater.



Shanahan's Steakhouse

DENVER TECH CENTER · ABOUT 1.8 MI

A high-end steakhouse opened by former Broncos head coach Mike Shanahan, known for prime steaks and special occasions.



Hapa Sushi Grill & Sake Bar

AT THE LANDMARK

Sushi and Japanese-fusion dishes, a lively sake bar and a sunny patio.



Jing

AT THE LANDMARK

An upscale pan-Asian restaurant from Denver restaurateur Charlie Huang, with a striking bar and dining room.



PARKS & RECREATION

Room to Roam

Silo Park

ABOUT 0.4 MI · ACROSS DAYTON ST

A Greenwood Village park on East Orchard Road with walking paths and demonstration gardens, a favorite with neighborhood kids.

Tommy Davis Park

ABOUT 0.4 MI · 9200 E ORCHARD RD

Playground, pond, basketball and sand volleyball courts, picnic tables and a hike/bike trail through the park.

High Line Canal Trail

GREENWOOD VILLAGE

The metro area's beloved tree-lined trail for walking, running and biking.

Cherry Creek State Park

AURORA

A reservoir, trails, boating and picnicking, just a short drive up I-225.

Golf

NEARBY COURSES

Kennedy Golf Course and South Suburban Golf Course (about 3 miles each), plus Topgolf and X-Golf.

Orchard Gate Tennis Courts

IN THE NEIGHBORHOOD

Community courts maintained by the Orchard Gate HOA, a short walk from home.

EDUCATION

Cherry Creek School District

Kids can walk right up the block to High Plains Elementary, and Cherry Creek Academy, a public charter school, is just around the corner.

ELEMENTARY

High Plains Elementary

About 0.3 mi · a short walk up the block.

MIDDLE

Campus Middle School

About 1.5 mi · 4785 S Dayton St.

HIGH

Cherry Creek High School

About 1.7 mi · 9300 E Union Ave.

PUBLIC CHARTER · K–8

Cherry Creek Academy

About 0.3 mi · 6260 S Dayton St.





Distances are straight-line from the home. Buyers should confirm school boundaries with the Cherry Creek School District.



THE NEIGHBORHOOD

Orchard Gate Association

DUES	$83/month, billed semi-annually
MANAGEMENT	Goodwin & Company
PHONE	720-647-6691
WEBSITE	cdorg.sites.townsq.io
METRO DISTRICT	None

WHAT YOUR DUES COVER

- Community tennis courts
- Weekly trash and recycling (Thursdays)
- Common-area turf, native areas and sidewalks
- Common-area landscaping, utilities and snow removal
- Landscaped front entry
- Association insurance

Homeowners maintain their own lot and the strip between sidewalk and street, and clear their own driveway and sidewalks. Exterior changes go through the association's architectural review.



SCHEDULE YOUR PRIVATE SHOWING

The McClain Group

MADISON & COMPANY PROPERTIES

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