



Buyer Report

806 Twin Oaks Rd Castle Rock, CO 80109



Anthony Rael

Realtor

Colorado Real Estate License #40043213

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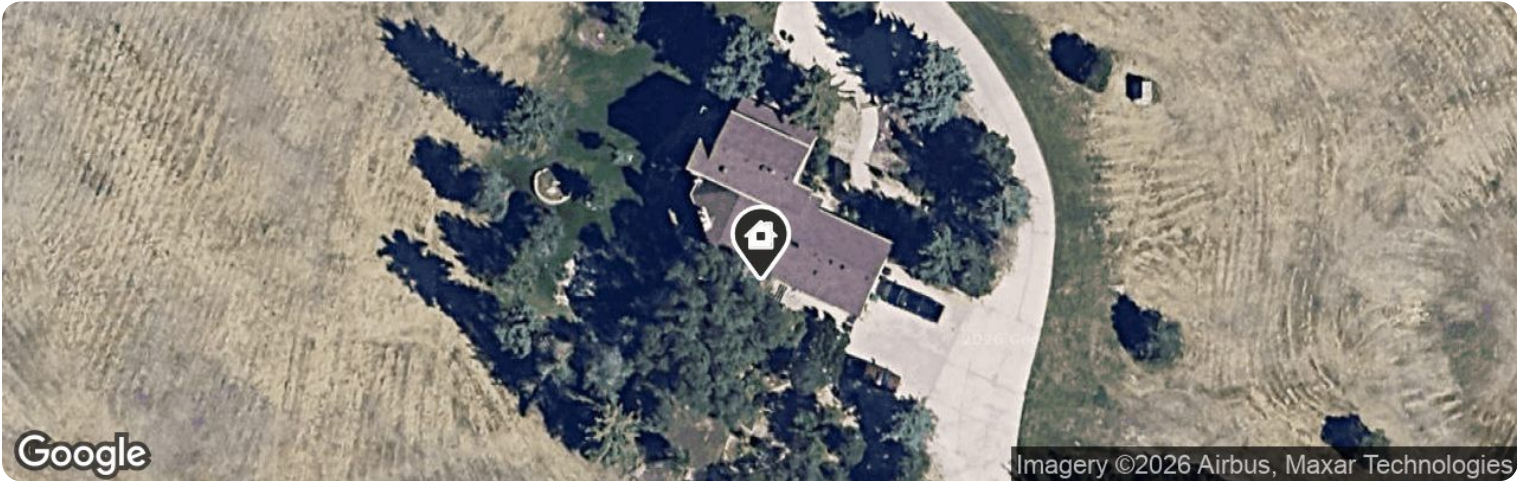
🌐 anthonyrael.com



RE/MAX Alliance



806 Twin Oaks Rd, Castle Rock, CO 80109



NEW Active / For Sale • New, Active: 8/7/2026

List Price

\$1,050,000

Active Date 8/7/2026 Listing ID 9654006



5 Beds



4 Baths



4,668 Sq Ft



10.06 Acres

Basic Facts

Type
Single Family

Price by SqFt
\$225 per sq ft

Days in RPR
1

Land Use
Single Family Residential

HOA Dues
\$50 | yr

APN/TaxID
R0054631

Year Built
1978

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Property Information

Description

Welcome to Twin Oaks, a highly sought-after equestrian community with bridle trails in Castle Rock. This lovely home boasts 4,668 sqft including finished walkout basement + 2,760 sqft outbuilding (workshop/garage/barn) perfectly situated on a prime 10-acre lot with majestic mountain & valley views. Main floor features a great room with fireplace flanked by French doors leading to a wrap-around deck overlooking two gardens. Formal dining room leads to the generously appointed kitchen with slab granite counters, center island, stainless appliances and large walk-in pantry with freezer providing ample storage space. Laundry room too big to describe includes washer & dryer. Primary suite is strategically located on the second story away from the secondary bedrooms for optimal privacy. Primary features a full enSuite bath, walk-in closet, 2-ton Air Conditioner and private deck overlooking the valley & mountains. Two spacious secondary bedrooms with enSuite baths (Full & 3/4) at the East wing of the home. Finished walkout basement features 2 additional bedrooms, 3/4 bath, large family room, craft room, fireplace, mountain views and game room with billiards table included. Walk down the curved driveway to the detached two-story heated & insulated workshop with 4-car garage featuring multiple electrical stations with piped dust extraction tubing for power tools. Perfect storage for all the toys, ATVs, boat, motorcycles & snowmobiles. New Septic (2022); Roof & Gutters (2021); Culligan Water Softener (2024); 2-ton A/C (2023). Twin Oaks offers the rural feel of a western ranch and proximity to urban conveniences. Located 15 minutes from Plum Creek Golf Club & downtown CR area and 45 minutes to Denver or Colorado Springs while commuting to the DTC, Centennial or other nearby communities is even easier. Savor the tranquil country living & surrounding nature with hiking and equestrian trails meandering throughout the subdivision. Rare Opportunity to own in Twin Oaks - Don't Wait!

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family Residence	–
Bedrooms	3	5	–
Total Baths	2	4	–
Full Baths	2	4	–
Partial Baths	–	–	–
Living Area (sq ft)	2,601	4,668	–
Building Area (sq ft)	2,601	4,668	–
Lot Size	10.06 acres	10.06 acres	–
Lot Dimensions	10.060 AC	–	–
Garage	Yes	Yes	–

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Garage (spaces)	0	4	–
Year Built	1978	1978	–
Roofing	Wood Shake / Shingles	Composition	–
Heating	Baseboard	Baseboard, Hot Water, Propane, Wood Stove	–
Cooling	–	Room Refrig Air	–
Fireplaces	1	2	–
Basement	Unfinished Basement	Finished, Full, Walk-Out	–
Foundation	–	Slab	–
Construction	Frame	Brick, Frame, Wood Siding	–
Exterior Walls	Siding (Alum/Vinyl)	–	–
Number of Units	0	–	–
Number of Stories	2 story with Basement	Two	–

Interior Features

LISTING			
Appliance	Refrigerator, Water Softener, Freezer, Washer, Convection Oven, Disposal, Dishwasher, Self Cleaning Oven, Dryer, Tankless Water Heater, Oven, Range	Basement	Full, Finished, Walk-Out
Cooling	Room Refrig Air	Fireplace	Basement, Wood Burn Stove, Family Room, Wood Burning
Floor	Carpet, Tile, Wood	Heating	Hot Water, Wood Stove, Baseboard, Propane
General	Vaulted Ceiling(s), Granite Counters, Ceiling Fans, Five Piece Bath, Eat-In Kitchen, Walk-In Closet, Entrance-Foyer, Kitchen Island, Built-In, Pantry, High Ceilings, Master Suite, In-Law Plan	Window	Double Pane Windows, Window Coverings, Window Treatments

Interior Features

PUBLIC			
Basement Unfinished	1538 sq ft	Garage	529 sq ft
Porch/Stoop	543 sq ft		

Exterior Features

LISTING			
Construction	Frame, Wood Siding, Brick	Fence	Partial
Foundation	Slab	Horse Property	Well Allows For
Patio	Covered, Deck, Wrap Around, Front Porch, Patio	Roof	Composition
Security	Carbon Monoxide Detector(S), Smoke Detector	Road	Gravel
Parking	Oversized, Oversize Door, Exterior Access, Heated Garage, 220 Volts, Insulated Garage, Lighted, Circular Driveway, Storage, Concrete	Parking Spaces	1
Sewer	Septic Tank	Levels	Two
Utilities	Propane, Electricity Connected, Cable Available, 220 Volts, 110 Volt, Phone Connected	Water	Well
View	Meadow, Valley, Mountainous	General	Garden

PUBLIC			
Lot Size - Square Feet	438,214 sq ft	Lot Size - Acres	10.06 acres
Neighborhood Code	602	Current Use	Single Family
Building Condition	Average	Building Quality	B
Barn	2760		



Legal Description

Parcel Number	R0054631	County	Douglas County
Census Tract	080350144.072008	Carrier Route	H065
Abbreviated Description	SEC/TWN/RNG/MER:SEC 21 TWN 08S RNG 67W QTR SW LOT 43 TWIN OAKS 10.06 AM/L	Current Use	Single Family

Homeowner Association

Dues	\$50	Payments Per Year	1
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Location Details

Building Name	Twin Oaks	Directions to Property	I-25 South to E Wolfensberger Road; Left on S Peak View Drive; Left on Twin Oaks Rd. Property (806) will be on your right side. Proceed to the circle driveway. Alternatively, you can take I-25 to Crystal Valley Parkway. head West through the construction
Location Features	Many Trees, Suitable For Grazing, Landscaped	Flood Zone	X (unshaded)

Listing Details

Listing ID	9654006	Listing Source	REcolorado
Exclusions	Seller's personal property + microwave	Showing Instructions	Access via Sentrilock. Call listing agent for a one-day code PRIOR to arrival to avoid any delays. 2-hr Advance Notice Required. 60-minute Showing Window. HOME IS OCCUPIED, so please do not enter the property to "look around" unless you have a scheduled/approved appointment.
Occupant	Owner		



Listing Agent



Agent Anthony Rael

Lic. # 40043213

Office 303-757-7474

Phone 303-520-3179

E-Mail matrix@anthonyrael.com



Office Name

RE/MAX Alliance

3900 E Mexico Ave Ste 970, Denver, CO, 80210

Maps

Aerial



Photos

Listing Photos



Photos

Listing Photos



Photos

Listing Photos



Photos

Listing Photos



My Photos



Neighborhood

People Facts & Stats

	80109	Castle Rock	Douglas County	Colorado	USA
Population	23K	79K	377K	5.86M	334.92M
Population Density per Sq Mi	2.45K	2.28K	449	57	95
Pop Change since 2020	+6.8%	+16%	+12.2%	+5.6%	+2.5%
Median Age	36	37	40	38	39
Male / Female Ratio	48%	50%	50%	51%	50%

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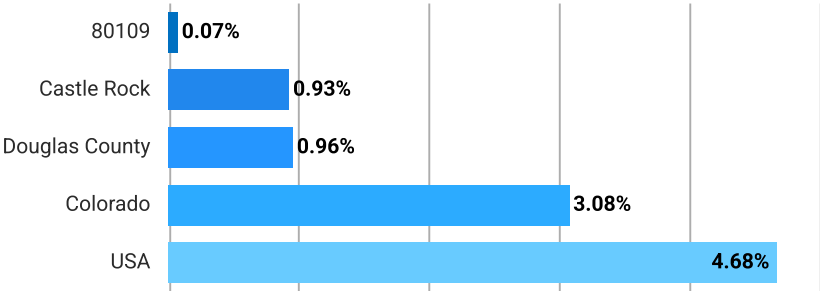
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

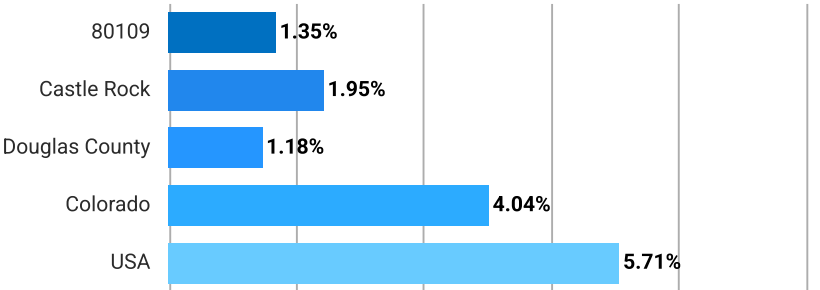
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



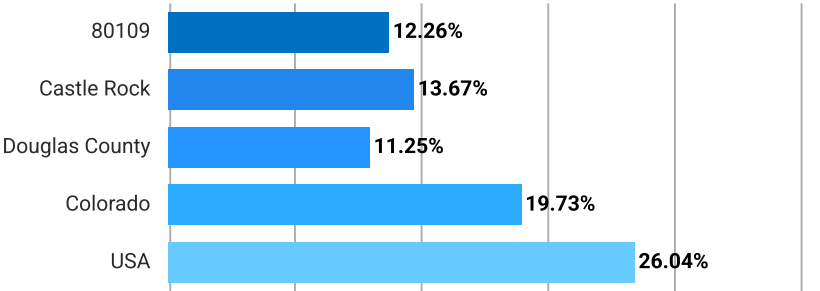
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



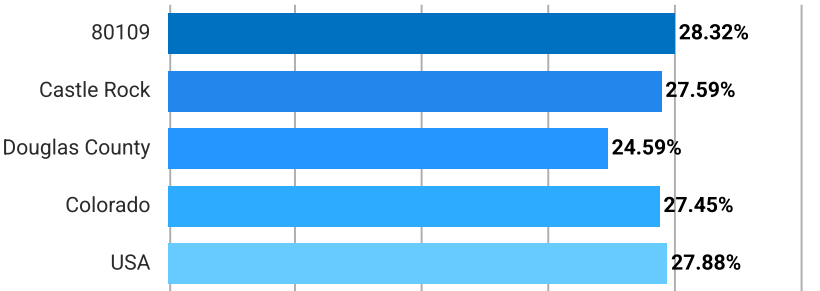
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

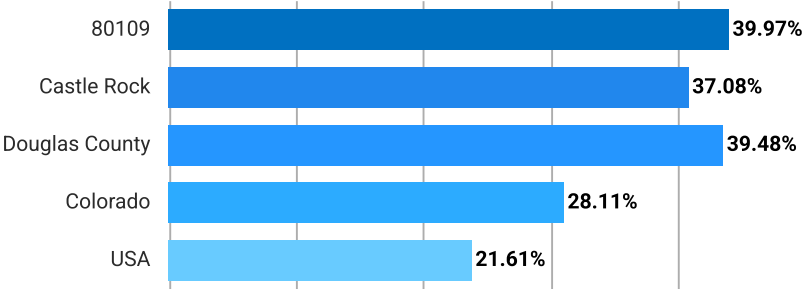
This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



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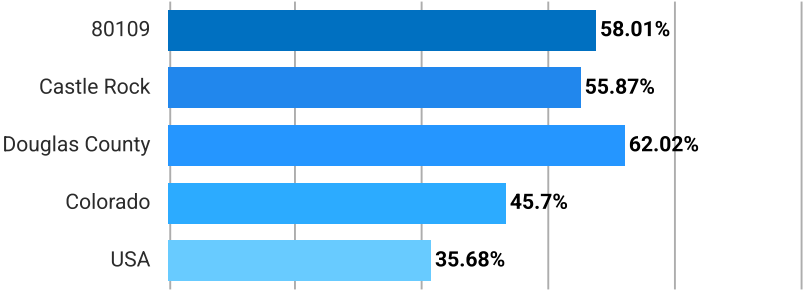
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



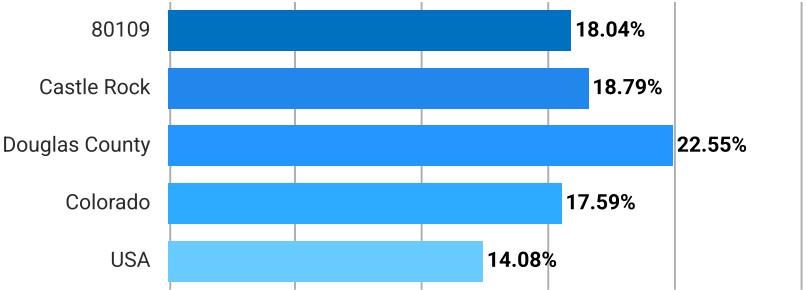
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

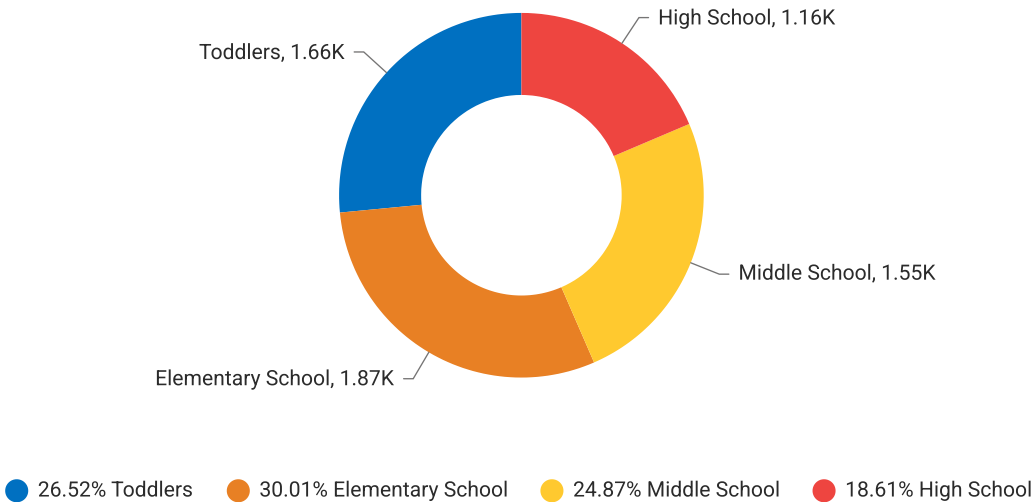


Population of Children by Age Group in 80109

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

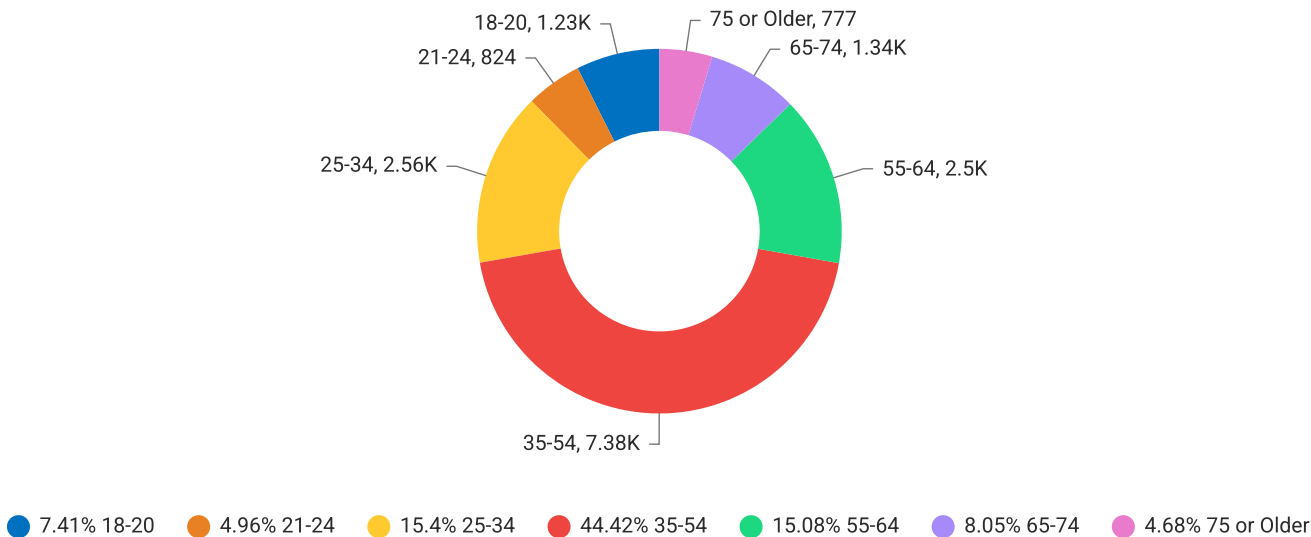


Population of Adults by Age Group in 80109

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



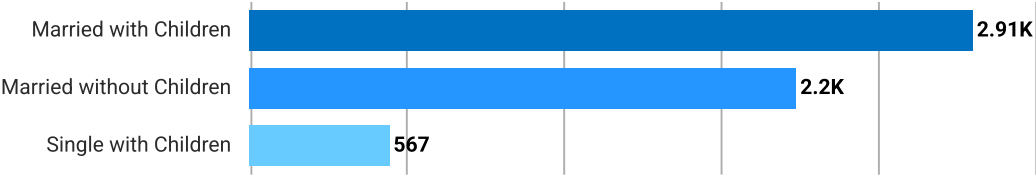
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Households With Children in 80109

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

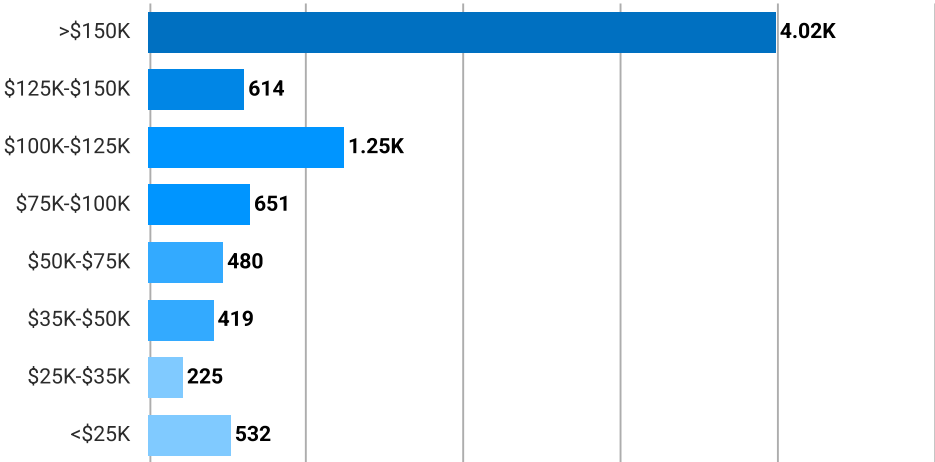


Household Income Brackets in 80109

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

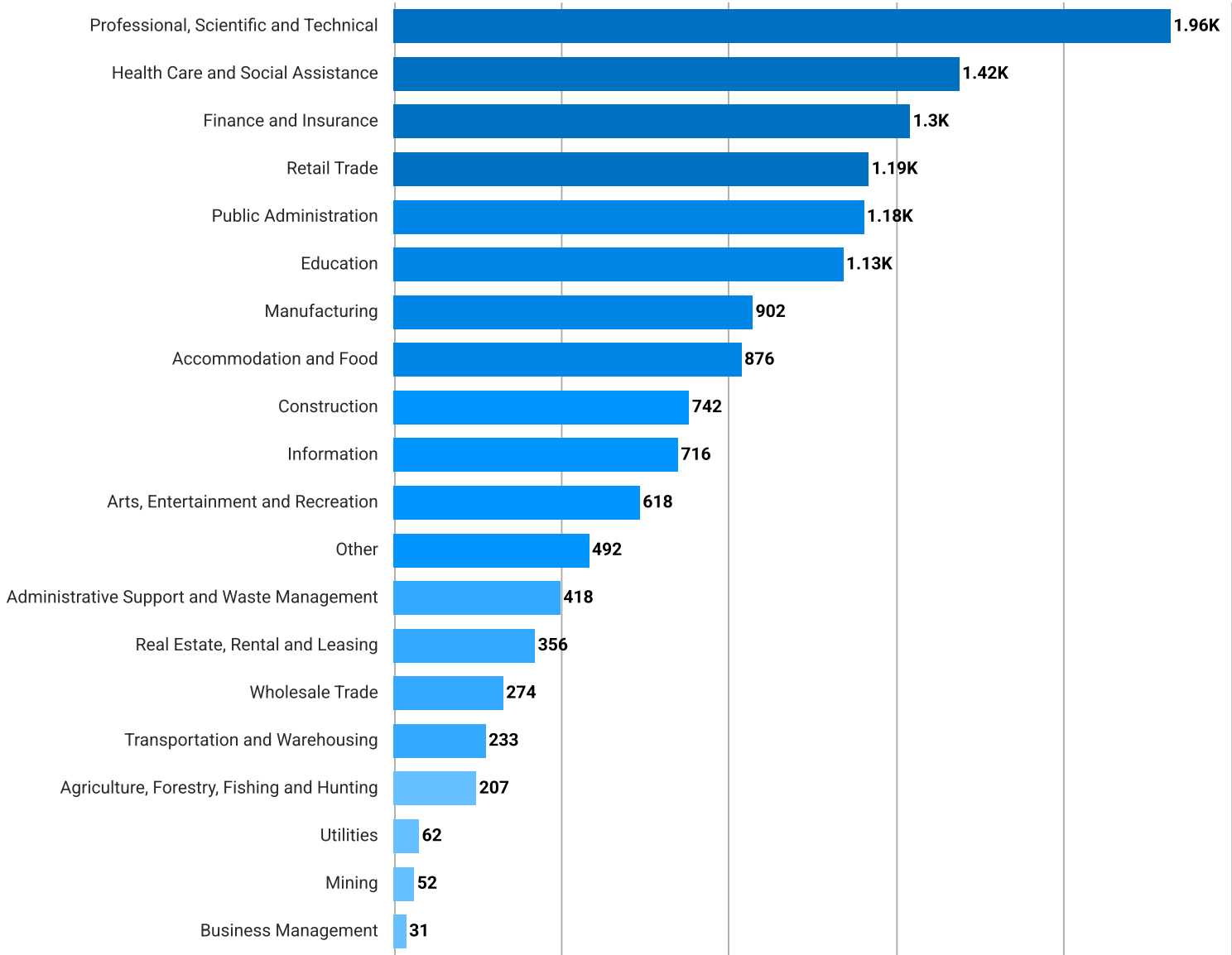


Occupational Categories in 80109

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Economic Facts & Stats

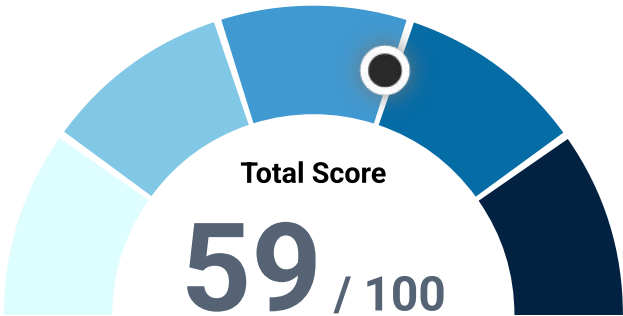
	80109	Castle Rock	Douglas County	Colorado	USA
Income Per Capita	\$60,156	\$62,170	\$69,608	\$52,636	\$44,673
Median Household Income	\$146,926	\$145,197	\$149,594	\$95,470	\$80,734
Unemployment Rate	–	3.4%	3.6%	4%	4.2%
Number Unemployed	–	2K	8K	126K	7.09M
Number Employed	–	45K	213K	3.05M	162.26M
Number in Labor Force	–	46K	221K	3.17M	169.36M

Quality of Life Facts & Stats

	80109	Castle Rock	Douglas County	Colorado	USA
Elevation (in feet)	6,290	6,267	7,301	6,846	–
Annual Rainfall (in inches)	16	16	17.31	18.45	–
Annual Snowfall (in inches)	69.29	67.5	68.54	51.79	–
Days of Full Sun (per year)	128	128	125	126	–
Travel Time to Work (in minutes)	35	29	27	25	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	1	–	–
Superfund Sites	–	–	–	48	2,466
Brownfield Sites	Yes	Yes	Yes	Yes	No



AARP Livability™ Index for 80109



A score over 50 is above average

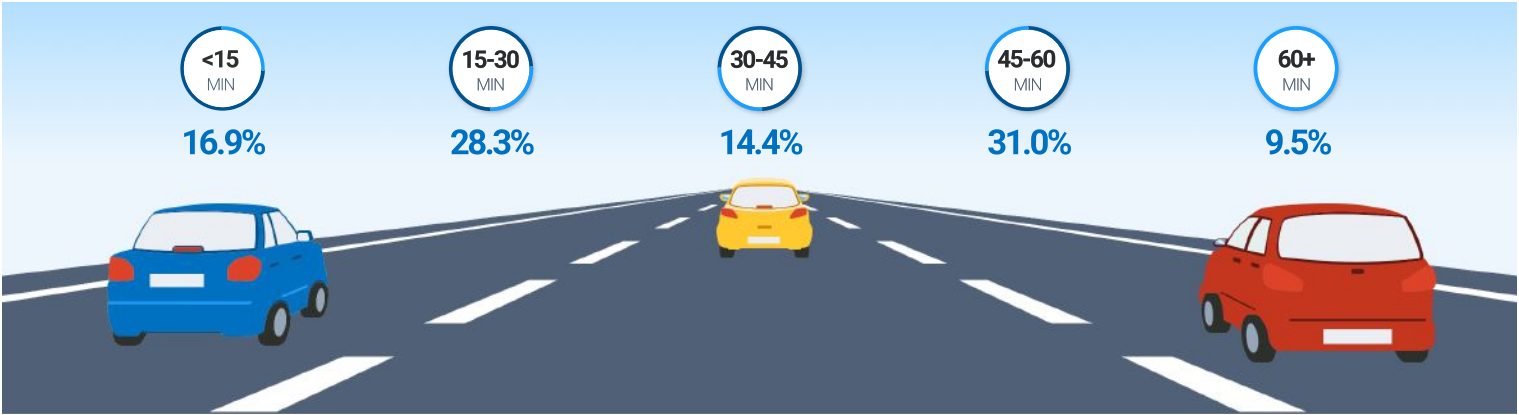
Housing Affordability & Access	33
Neighborhood Access to Life, Work & Play	55
Transportation Safe & Convenient Options	50
Environment Clean Air & Water	49
Health Prevention, Access & Quality	78
Engagement Civic & Social Involvement	72
Opportunity Inclusion & Possibilities	74

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



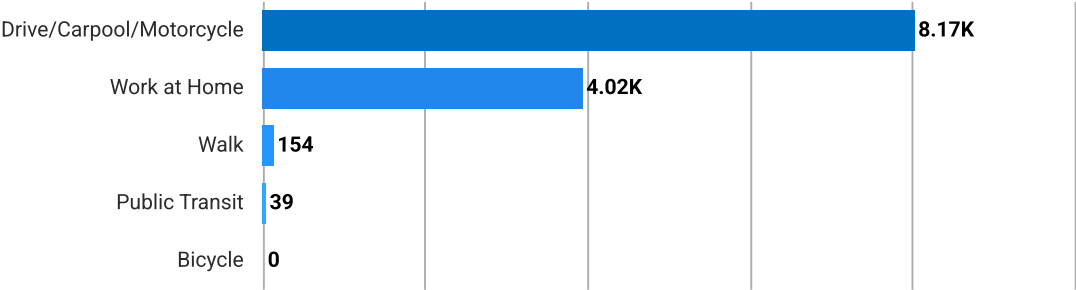
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How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



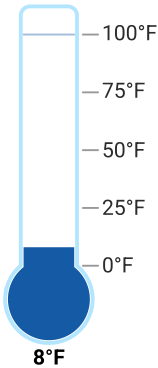
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

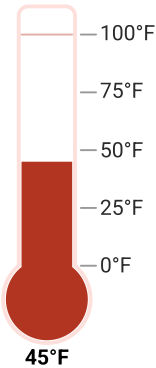
Source: NOAA

Update Frequency: Annually

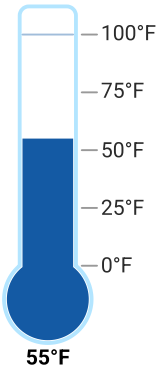
Avg. January Min. Temp



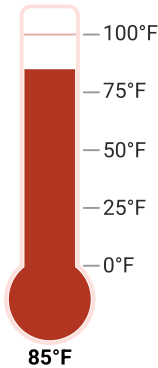
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Schools

School data is showing the schools assigned to this property location.

Clear Sky Elementary School

- Elementary
- Public School
- Grades PK, K-6
- Douglas County School District No. RE-1 School District

School Details

Address
1470 Clear Sky Way, Castle Rock, CO 80109

Phone
(303) 387-5900

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche
Update Frequency: Quarterly

School Facts	Clear Sky Elementary School	Douglas County School District No. RE-1 School District
Overall Grade	B+	A-
Total Enrollment	683	61,409
Students per Teacher	17:1	17:1
Students in Free Lunch Program	22%	17%
Academic Grade	B+	A
Average GPA	–	3.56 (out of 14,683 responses)
Math Proficiency	46%	49%
Reading Proficiency	51%	62%
Gifted Students	5%	–
AP Enrollment	–	–
Graduation Rate	–	90%
Average ACT Score	–	28 (out of 1,541 responses)
Average SAT Score	–	1220 (out of 6,476 responses)
Teacher Grade	B+	A-
Average Teacher Salary	\$75,498	\$75,498
Teachers in 1st or 2nd Year	–	29%



Castle Rock Middle School

Middle Public School Grades 7-8 Douglas County School District No. RE-1 School District

School Details

Address
2575 Meadows Blvd, Castle Rock, CO 80109

Phone
(303) 387-1300

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	Castle Rock Middle School	Douglas County School District No. RE-1 School District
Overall Grade	A-	A-
Total Enrollment	701	61,409
Students per Teacher	16:1	17:1
Students in Free Lunch Program	24%	17%
Academic Grade	A-	A
Average GPA	–	3.56 (out of 14,683 responses)
Math Proficiency	39%	49%
Reading Proficiency	53%	62%
Gifted Students	11%	–
AP Enrollment	–	–
Graduation Rate	–	90%
Average ACT Score	–	28 (out of 1,541 responses)
Average SAT Score	–	1220 (out of 6,476 responses)
Teacher Grade	A-	A-
Average Teacher Salary	\$75,498	\$75,498
Teachers in 1st or 2nd Year	–	29%

Castle View High School

High Public School Grades 9-12 Douglas County School District No. RE-1 School District

School Details

Address
5254 North Meadows Dr, Castle Rock, CO 80109

Phone
(303) 387-9000

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	Castle View High School	Douglas County School District No. RE-1 School District
Overall Grade	B+	A-
Total Enrollment	1,863	61,409
Students per Teacher	21:1	17:1
Students in Free Lunch Program	15%	17%
Academic Grade	B+	A
Average GPA	3.60 (out of 1,668 responses)	3.56 (out of 14,683 responses)
Math Proficiency	44%	49%
Reading Proficiency	77%	62%
Gifted Students	13%	–
AP Enrollment	–	–
Graduation Rate	95%	90%
Average ACT Score	26 (out of 195 responses)	28 (out of 1,541 responses)
Average SAT Score	1170 (out of 681 responses)	1220 (out of 6,476 responses)
Teacher Grade	B	A-
Average Teacher Salary	\$75,498	\$75,498
Teachers in 1st or 2nd Year	–	29%