



3270 West 114th Circle Unit A
Westminster, CO 80031

MLS # 3108775

COMMUNITY: Stratford Lakes Brittany Ridge Townhome



Condominium



2828 SQFT



3 Beds



3 Baths



2 Car

PROPERTY DETAILS

FABULOUS LOCATION OVERLOOKING POND IN COVETED SRATFORD LAKES/BRITTANY RIDGE!! Properties like this rarely come on the market! Main level living with garden level basement with large windows to view the ponds and constantly changing array of water birds. Step inside the formal entry & you are welcomed to the dining/living area w/soaring ceilings and beautiful hardwood floors. The great room features a gas fireplace & access to the deck overlooking the peaceful pond & surrounding landscaped area. The spacious kitchen includes lots of cabinets, pantry, breakfast nook, stainless appliances (microwave is dual convection oven) & hardwood floors. Pull out drawers in kitchen cabinets make for easy/functional access. Main floor laundry w/ washer & dryer are included.

Large main floor Master Bedroom with dual vanities in master bathroom. Second main floor bedroom looks out to courtyard and would make a nice guest bedroom or office. A second full bathroom is located next to this room. The expansive lower level includes a huge family room, bedroom w/pond view & ¾ bath. 689 square feet of unfinished basement allows for tons of storage, flex space to use as a hobby room, workshop and/or exercise area. Storage area is easily accessed from the lower level or from the 2-car attached garage! The property has brand new roof/gutters (replaced March 2020) and downspouts,



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high efficiency air conditioner and furnace with humidifier and UV light for killing virus.

Timeless ranch style end unit townhome, walking distance to Big Dry Creek Rec Path, 4+ lakes, large neighborhood park, clubhouse, outdoor pool, and tennis courts. Quiet neighborhood. Just a few steps away from the front door are paved paths to enjoy a leisurely stroll around the pond, with a mountain view, Front Range Community College, College Hill Public Library, and open space. This property is a rare gem!! Broker is related to Seller.



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