



2696 South Xanadu Way  
Aurora, CO 80014

MLS # 3221528  
PRICE \$245,000



 Condominium  1153 SQFT  2 Beds  2 Baths  1 Car

## PROPERTY DETAILS

DON'T MISS THE VISUAL TOUR WITH VOICE! This condominium at Strawberry at Heather Ridge has easy access to transit and all of Denver's amenities! This loft style unit has two bedrooms, two bathrooms and 1,153 square feet. The corner location enjoys lots of privacy and extra street parking for guests. A vaulted tongue and groove cedar ceiling, floor-to-ceiling rock fireplace with hearth and a sliding door to the patio highlight the living room. The set back of the loft makes the unit feel spacious. A closet conceals the washer and dryer, and they are included in the sale. A closet under the stairs adds additional storage. Kitchen appliances include a new refrigerator and a new oven, dishwasher and microwave. There is modern good-looking cabinetry, granite counters, tile backsplash and a double stainless sink. The dining area overlooks the patio. The master bedroom is on the main floor which is perfect for seniors. A full bathroom serves the bedroom and guests. It has tile floors, tile walls in the shower and glass backsplash. Above the living area, the loft is home to the second bedroom and bathroom. The bedroom easily fits a king-sized bed and two end tables. There is also a huge walk-in closet, another closet, and a sliding glass door for access to the deck. This door will provide an easy way to let hot air out of the unit or provide great ventilation for sleeping. Central air conditioning makes the unit cool even on an extremely hot night. The carport, space #260, is steps away. It will be appreciated on a snowy morning. Two ponds are located next to one of the HOA pools while the



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second pool overlooks the Golf Club at Heather Ridge. The clubhouse has bathroom facilities and a large room for meetings and parties. It is close by. Also, close by is the post office, multiple grocery stores, restaurants and shops. The nearby Iliff and 225 light rail station makes travel to the airport and downtown a breeze. It's a mile away. There are also close bike trails that provide access to downtown, the mountains or Cherry Creek State Park. A great location and tempting price will appeal to lots of buyers.



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