



17835 E Loyola Drive
Aurora, CO 80013
COMMUNITY: Carriage Place

MLS # 9005429
PRICE \$350,000



Single Family



768 SQFT



2 Beds



1 Baths



1 Car



0.11 Acre

PROPERTY DETAILS

Your search is over for a true one-level living home, welcome home to Carriage Place! Southward facing so your snow shoveling will be minimal in Winter. This lovely 2 bedrooms 1 bath home has been updated at every turn, you will not find a more turnkey-ready home at this price today. The welcoming living room flawlessly flows into the dining and kitchen areas. Two generously sized bedrooms and a stunningly remastered bath complete this thoughtful and inviting layout. Your next BBQ will go off famously in the great backyard and outdoor living space complete with a sizable patio. Walk to Cimarron Elementary, Horizon MS, and the Horizon Park! Carriage Place is arguably the perfect Southeast Aurora location where minutes to the highway for your commute meet immense affordability. Within walking distance are a multitude of community parks and tot lots, walking trails, and Quincy Reservoir. Everything you need is around the corner from King Soopers and Target to many shopping plaza dining options and even your local Petco. Residents of Carriage Place enjoy the award-winning education system of Cherry Creek Schools including Smoky Hill High School. The eat-in Movie Tavern is a great local spot to spend your Friday night where you can find dinner and a movie all in one. Opt outside and live your best Colorado lifestyle with Cherry Creek Reservoir and State Park literally in the heart of Southeast Aurora and easily accessible from anywhere in the



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Denver area. The state park is anchored around an 880 surface acre reservoir in the heart of the city offering everything from horseback riding to boating and fishing and even camping. Miles and miles of biking trails take you throughout the state park with enough endless trails to make an entire day of it, then enjoy a picnic around the reservoir and watch a magnificent sunset. Cherry Creek State Park is also home to a 107-acre off-leash dog park which includes a fully fenced area offering water access and walking trails.



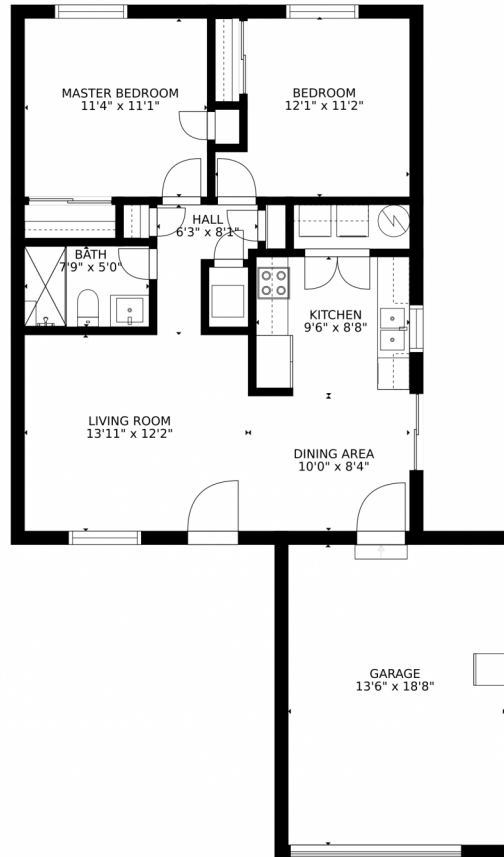
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17835 E Loyola Drive, Aurora, CO 80013 – Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 762 sq. ft. EXCLUDED AREAS:
GARAGE: 252 sq. ft
TOTAL: 762 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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