




 Single Family  
  2475 SQFT  
  3 Beds  
  2/1 Baths  
  3 Car  
  0.16 Acre

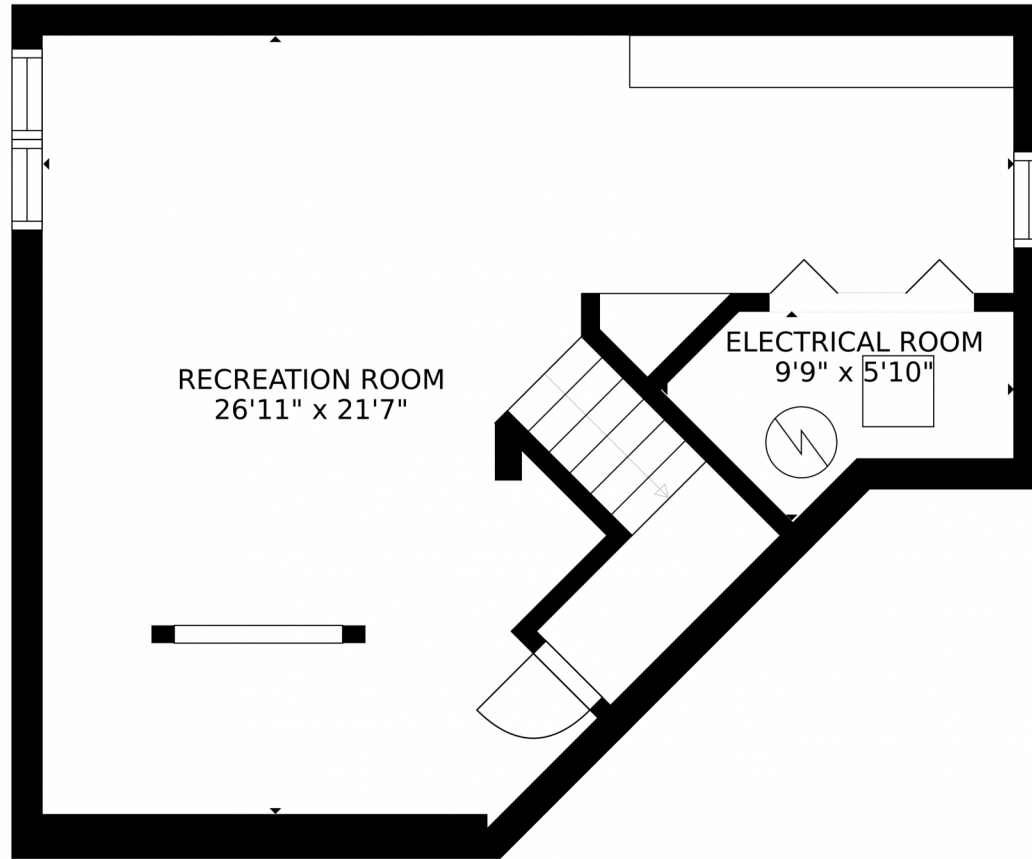
## PROPERTY DETAILS

Amazing 2 story home with 3 car attached garage, located on a large corner lot! You are greeted with a welcoming covered front porch and upon entering into the home you will be astonished with the soaring vaulted ceilings and open, spacious concept. Flows from the open living room to the formal dining room and into the kitchen, which features granite countertops, stainless steel appliances and plenty of cabinet space. Enjoy the additional entertaining space out on the patio with a large pergola and peaceful back yard. Overlooking the patio is the family room with ample space for everyone complimented by built ins and jaw dropping dual staircase. Down the hall is the powder bath, mud and laundry room with door to garage. Upstairs you will find the loft which can be converted into an additional bedroom if need. Then into the incredible master bedroom also featuring vaulted ceilings with a roomy 5 piece bath and double closets. Bedrooms 2 and 3 are located just down the hall with a full bathroom. Finish your tour in the basement which can be used for an additional family room, gaming room, work out room . . . teen dream space or space to make it your very own! Newer paint, recessed lighting, dog run, raised planters with budding vegetable gardens. Sellers would like a quick close moving out of State. Sellers reserve the right to accept an incredible offer at anytime.



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GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft, FLOOR 2: 886 sq. ft  
FLOOR 3: 932 sq. ft, EXCLUDED AREAS:  
DECK: 335 sq. ft, GARAGE: 688 sq. ft  
TOTAL: 2314 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

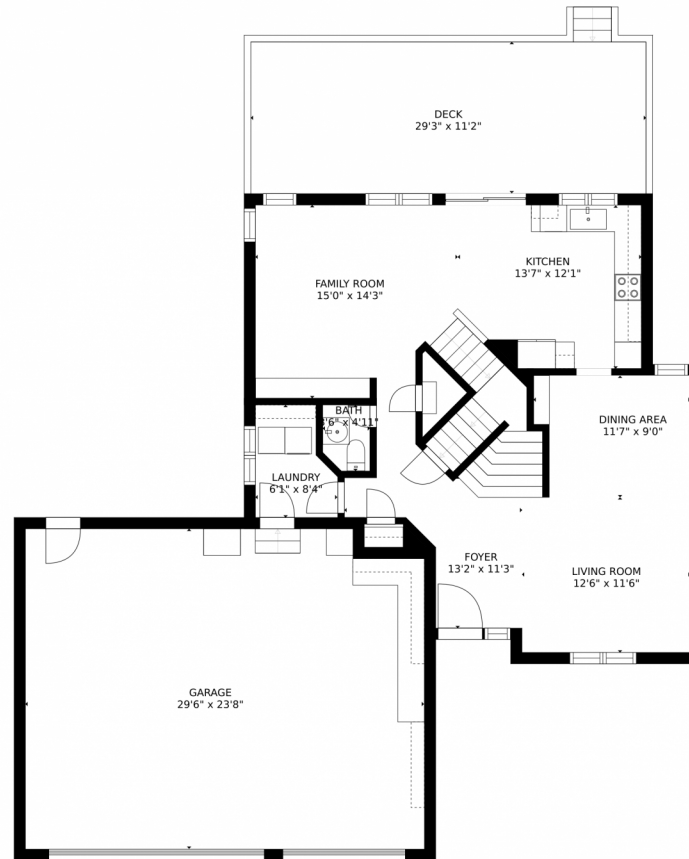
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# 2248 S Waco Court, Aurora, CO 80013 – Main Floor



GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft, FLOOR 2: 886 sq. ft  
FLOOR 3: 932 sq. ft, EXCLUDED AREAS:  
DECK: 335 sq. ft, GARAGE: 688 sq. ft  
TOTAL: 2314 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



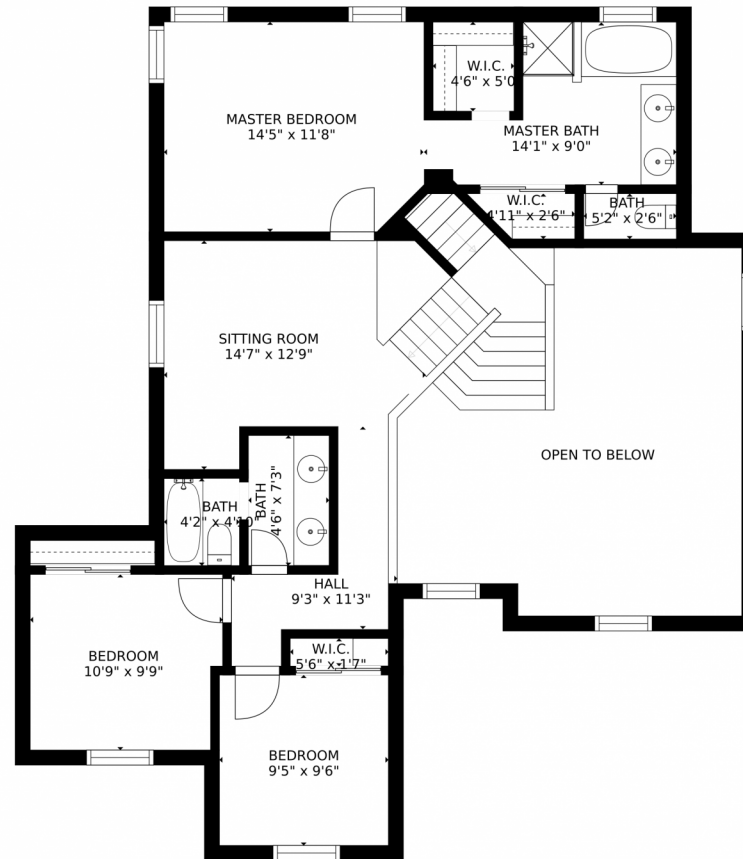
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# 2248 S Waco Court, Aurora, CO 80013 – Second Floor



GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft, FLOOR 2: 886 sq. ft  
FLOOR 3: 932 sq. ft, EXCLUDED AREAS:  
DECK: 335 sq. ft, GARAGE: 688 sq. ft  
TOTAL: 2314 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

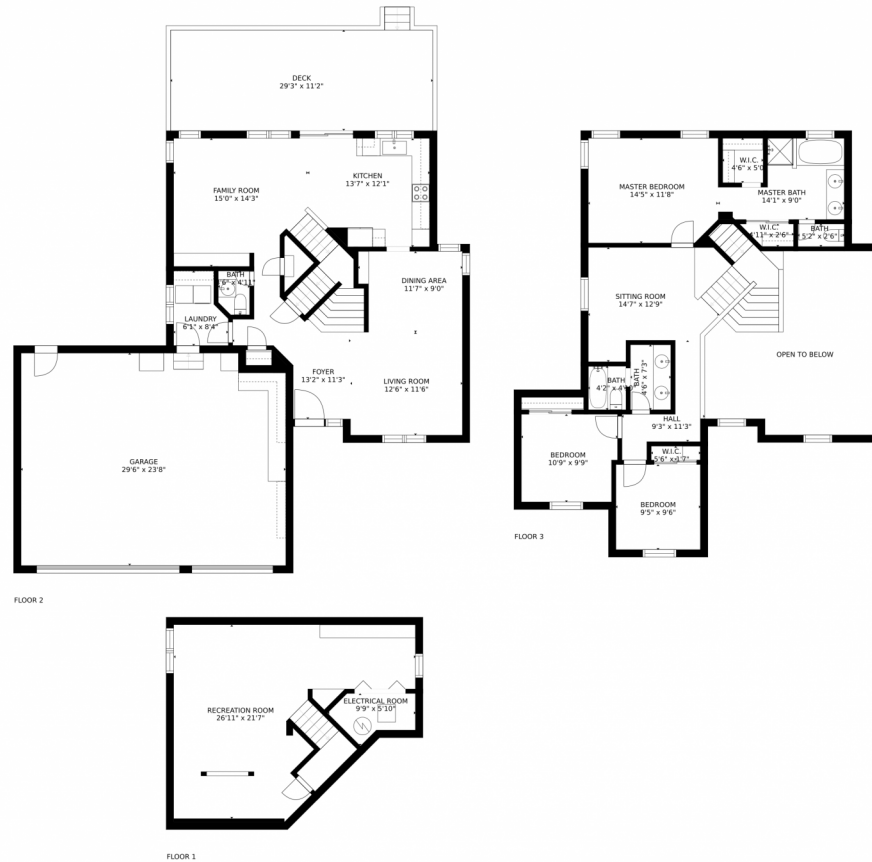


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# 2248 S Waco Court, Aurora, CO 80013 – All Floors



GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft, FLOOR 2: 886 sq. ft  
FLOOR 3: 932 sq. ft, EXCLUDED AREAS:  
DECK: 335 sq. ft, GARAGE: 688 sq. ft  
TOTAL: 2314 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



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