



4448 N Qatar Court
 Aurora, CO 80019
 COMMUNITY: Green Valley Ranch

MLS # 3435412
 PRICE \$475,000



Single Family 1922 SQFT 4 Beds 3/1 Baths 2 Car 0.07 Acre

PROPERTY DETAILS

Everything is brand new, this home was just delivered on August 17th! Why wait to build when you can have it all now? All landscaping is completed, there's nothing left to do! An open concept, great room style main level makes this space perfect for entertaining further accessing the backyard and outdoor living space. The gourmet kitchen is a dream featuring abundant brilliant cabinetry which is perfectly paired with dark subway tile accents for a contrasting two-tone finish along with beautiful Quartz countertops including the massive center island. On the second level, you will find the owner's suite along with two additional bedrooms, a secondary full bath, and the laundry room all conveniently located on one level for your convenience. Lastly, the suite-style third level offers endless potential complete with a fourth bedroom, spacious lounge or loft area, and another full bath. Just off of the basement lounge is a rooftop deck facing Westward at the front of the home, what a great place to take in one of our ever-famous Colorado sunsets. Have it all in Green Valley Ranch starting with an easy commute no matter if you're headed Downtown or to the DTC via I-70, and DIA is even just a short 20-minute drive. A multitude of community parks is found along with miles upon miles of trails for the biker and the hiker in your home. Enjoy a day of golf at the Green Valley Ranch Golf Club or endless recreation at the Rec Center offering an indoor pool, group fitness classes, and a



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massive fitness center. The South entrance to the Rocky Mountain Arsenal National Wildlife Refuge is also just minutes away where you can enjoy award-winning fishing, 10 miles of hiking and biking trails, and driving tracks where you can view many of America's most famous prairie wildlife including bison, deer, and many species of birds. Any commute is a snap with easy accessibility to Pena Blvd and I-70, whether you are working at DIA or Downtown you can get there worry-free.



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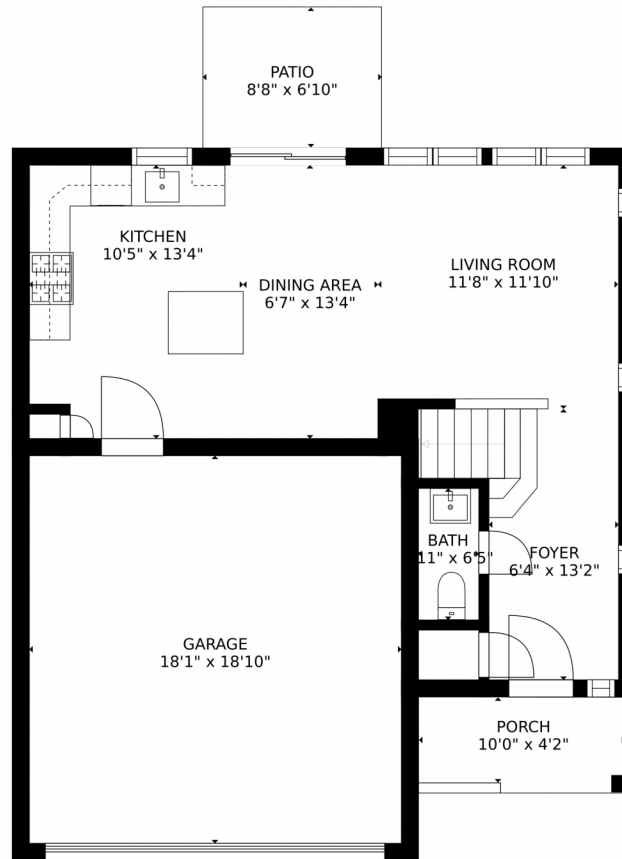
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4448 N Qatar Court, Aurora, CO 80019 – Main Floor



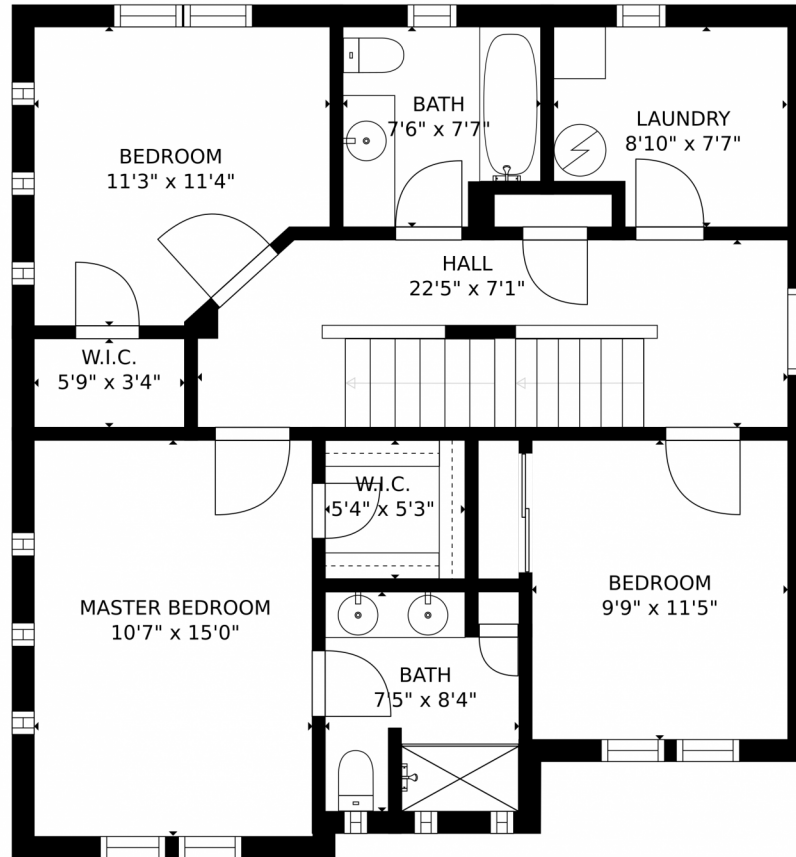
GROSS INTERNAL AREA
FLOOR 1: 495 sq. ft. FLOOR 2: 837 sq. ft.
FLOOR 3: 554 sq. ft. EXCLUDED AREAS:
PATIO: 60 sq. ft. PORCH: 45 sq. ft.
GARAGE: 341 sq. ft.
TOTAL: 1885 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



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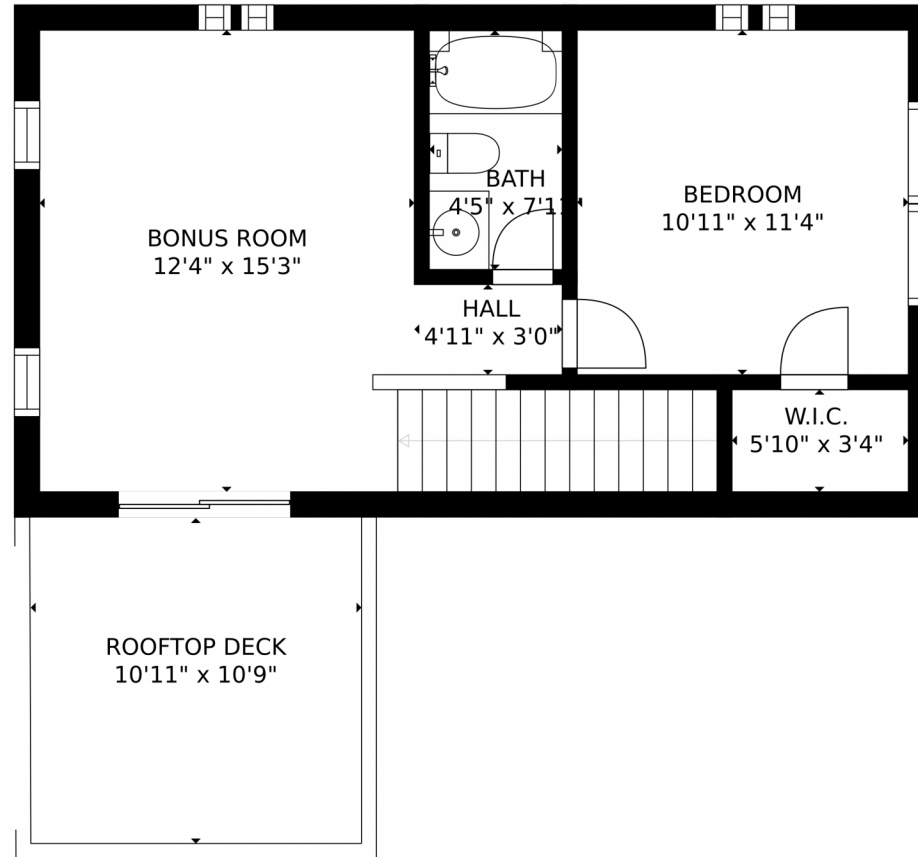
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4448 N Qatar Court, Aurora, CO 80019 — 3rd Floor



GROSS INTERNAL AREA
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GARAGE: 341 sq. ft.
TOTAL: 1885 sq. ft.
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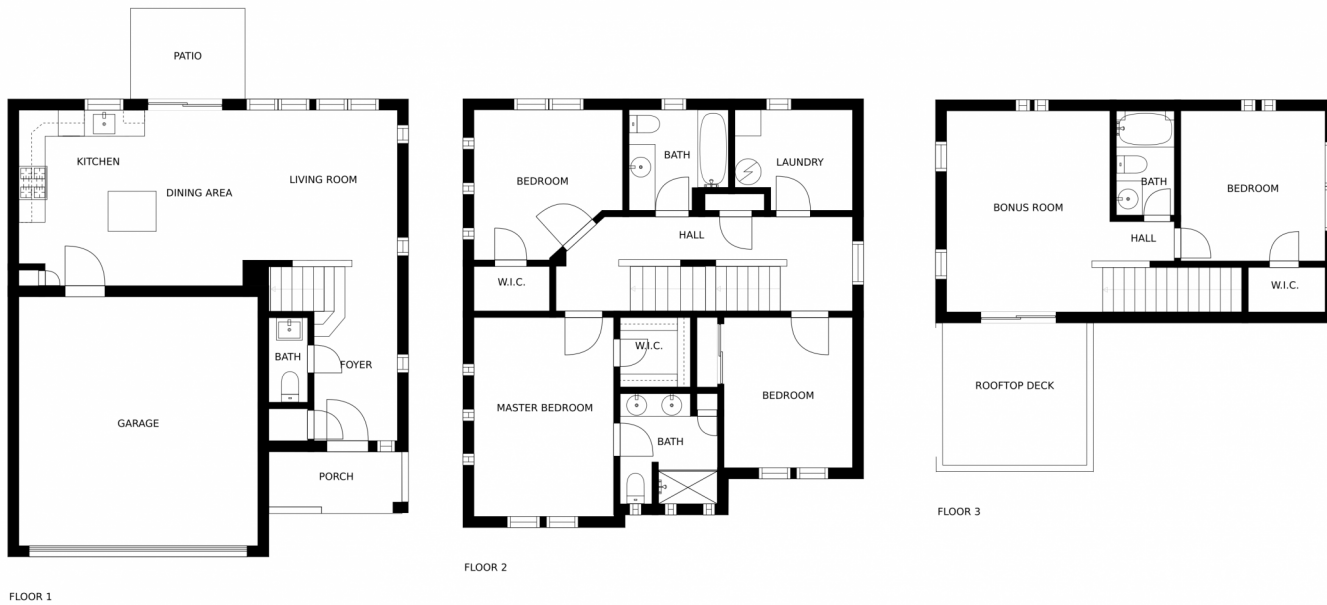
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4448 N Qatar Court, Aurora, CO 80019 – All Floors



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