



861 Nome Street  
Aurora, CO 80010  
COMMUNITY: Burns

MLS # 9867444  
PRICE \$325,000



Single Family



736 SQFT



2 Beds



1 Baths



0.14 Acre

## PROPERTY DETAILS

Welcome home to the Burns community in the Del Mar district! This cozy ranch home is quietly nestled in the perfect Aurora location within walking distance of the local high school and elementary along with a multitude of community parks and open spaces like Del Mar and Nome Park. Just minutes North you will arrive at the UC Health Anschutz medical plaza along with easy access to Hwy 225 making your commute into the tech center or Downtown Denver a breeze. A couple miles to the West you will find the Lowry district boasting the Wings Over the Rockies Air and Space Museum along with the Lowry sports complex and dog park further leading into Downtown Denver in just 15 minutes. The Stanley Marketplace is also just a few minutes away featuring multicultural gastronomy from authentic Venezuelan empanadas to home cooked Southern BBQ and so much more. Immediately upon arrival to this humble abode you are greeted by a quaint front porch further leading into a thoughtfully planned layout maximizing space for your every lifestyle convenience with true one level living at its finest. A sunny living room welcomes you boasting rich hardwood flooring that carries you throughout much of the home. Next venture into the open concept kitchen and eat-in dining area, perfect for your busy morning on the go. Two generously sized bedrooms are quietly situated at the back of the home nearby the beautifully remastered full bathroom for easy access day and night.



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The laundry closet is also located nearby just off of the kitchen with the stackable washer and dryer unit included. Out back the fully fenced yard is awaiting your personal design featuring a paver patio perfect for enjoying a quiet Saturday night enjoying Colorado's beautiful weather while catching up with friends and family. This home stays cool in the Summer with the newly added AC unit and is not part of a homeowner's association. Priced to move move move at this phenomenal location, so don't wait!



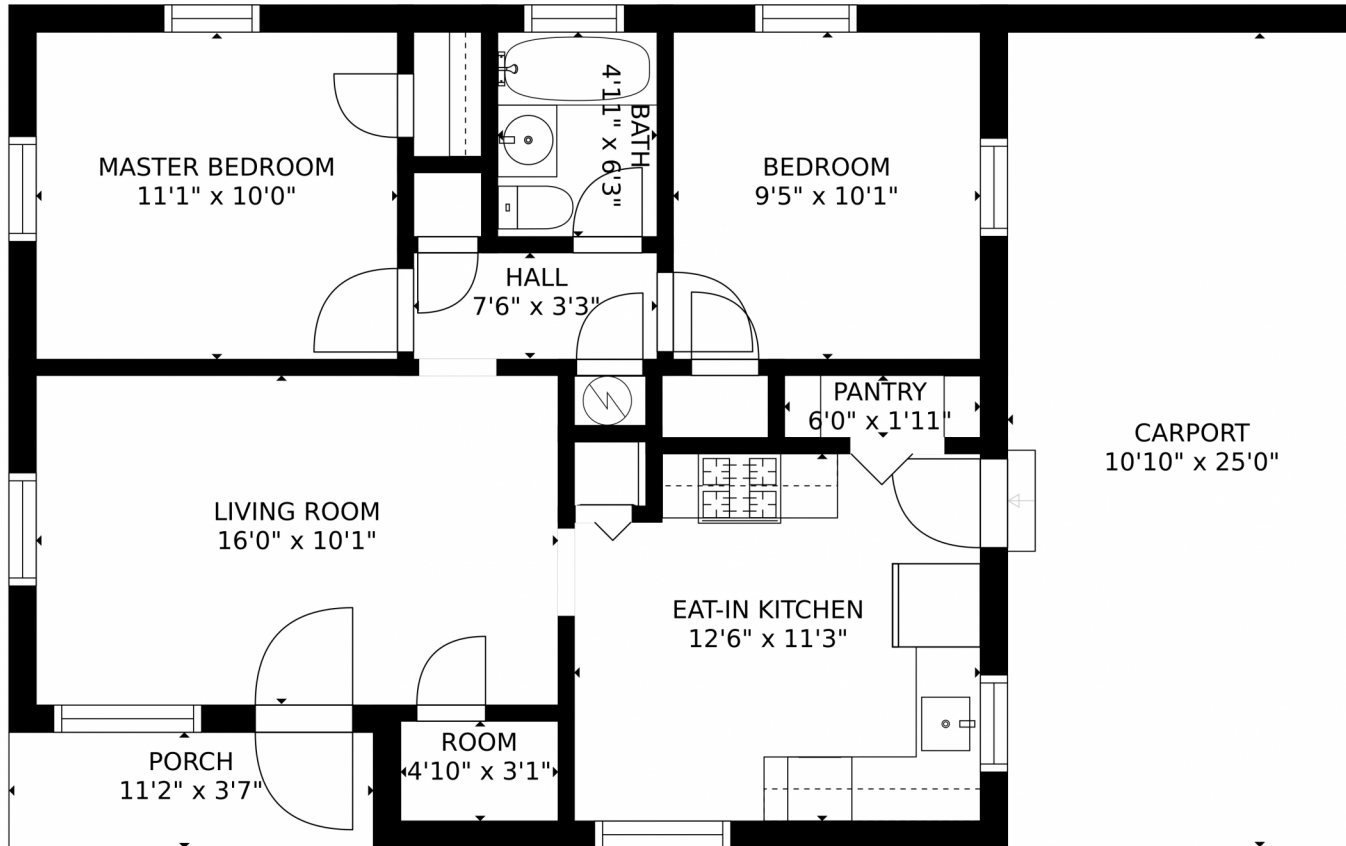
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# 861 Nome Street, Aurora, CO 80010 – Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 662 sq. ft. EXCLUDED AREAS:  
PORCH: 40 sq. ft.  
TOTAL: 662 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



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