



2639 S Pagosa Court
 Aurora, CO 80013
 COMMUNITY: Hutchinson Heights

MLS # 7036214
 PRICE \$425,000



Single Family



1659 SQFT



3 Beds



2 Baths



2 Car



0.19 Acre

PROPERTY DETAILS

Welcome home to Hutchinson Heights! This beautiful brick-lain ranch has been flawlessly updated with remastered bamboo flooring, newer modern lighting fixtures throughout the home, and has a finished basement offering endless potential and allowing for room to grow. An open concept main living area gently transitions from the living room into the dining area and kitchen making this space phenomenal for the entertainer in your home. Make lasting memories passing down your favorite family recipe in this glorious kitchen showcasing butcher block countertops, and newer high-end stainless refrigerator, and tons of brilliant cabinetry for your every storage need. Two sizable bedrooms and a full bath complete the main level of this thoughtfully planned layout. The finished basement offers additional living space complete with a second family room, bedroom, and bathroom. Quietly nestled on a sizable corner lot, you will love the warmer Colorado months hosting your next BBQ with family and friends. Every lifestyle convenience is found just up the street from King Soopers to Dutch Bros Coffee and Old Chicago along with a multitude of parks and open spaces including the Meadowood Recreation Center and Horseshoe Park with miles and miles of trails. 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 Denver area. The state



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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.



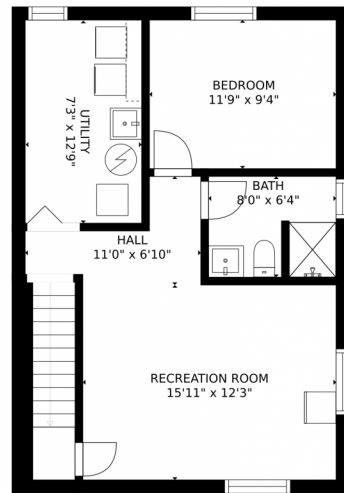
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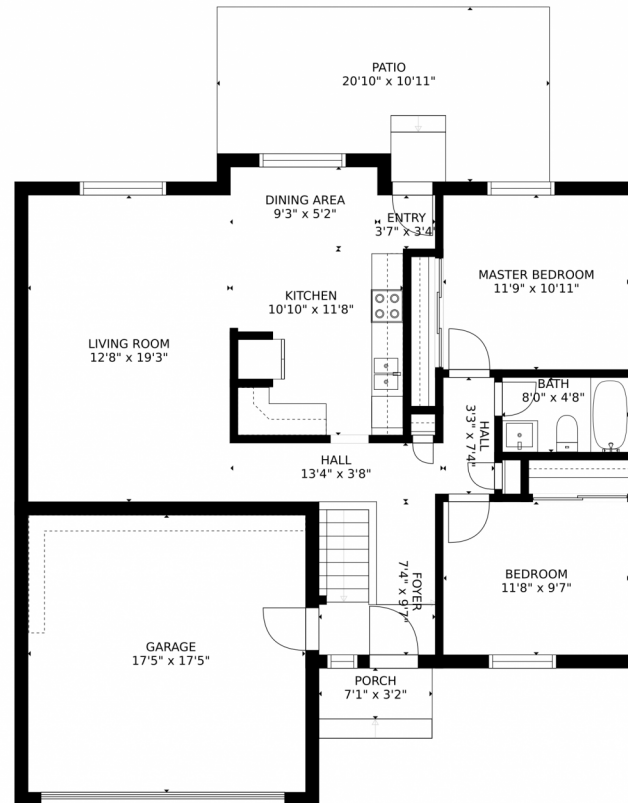
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2639 S Pagosa Court, Aurora, CO 80013 – All Levels



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 563 sq. ft, FLOOR 2: 930 sq. ft
EXCLUDED AREAS: , PATIO: 210 sq. ft
PORCH: 31 sq. ft, GARAGE: 303 sq. ft
TOTAL: 1493 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

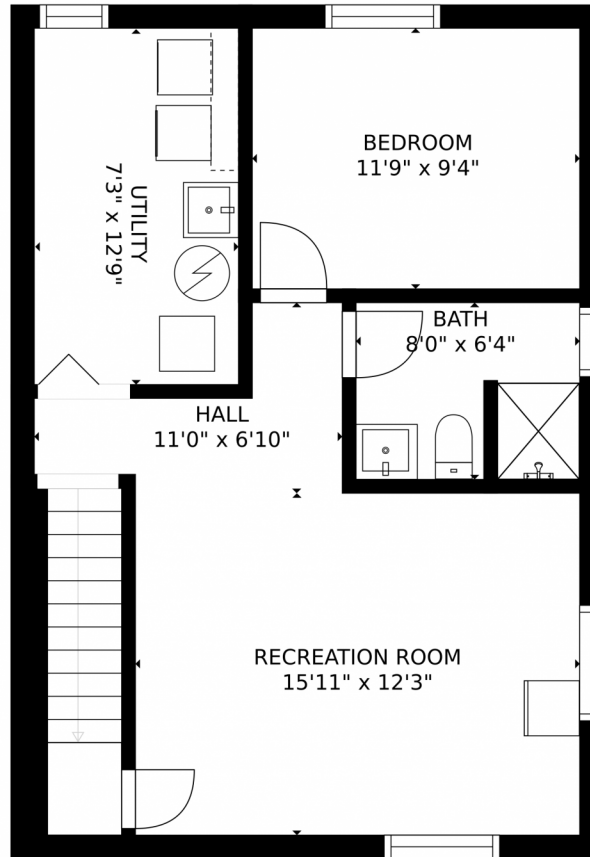
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2639 S Pagosa Court, Aurora, CO 80013 – Lower Level



GROSS INTERNAL AREA
FLOOR 1: 563 sq. ft, FLOOR 2: 930 sq. ft
EXCLUDED AREAS: , PATIO: 210 sq. ft
PORCH: 31 sq. ft, GARAGE: 303 sq. ft
TOTAL: 1493 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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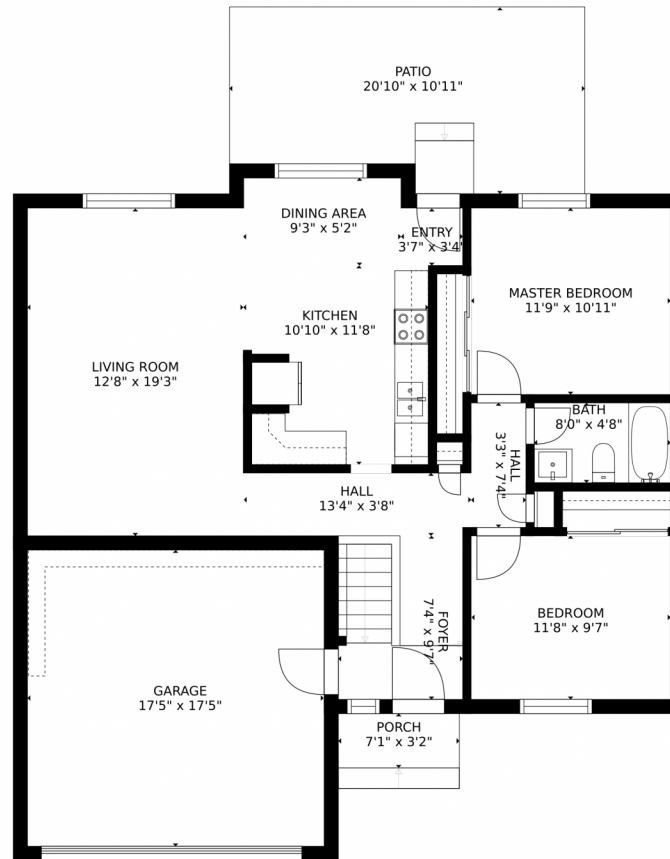


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2639 S Pagosa Court, Aurora, CO 80013 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 563 sq. ft. FLOOR 2: 930 sq. ft.
EXCLUDED AREAS: , PATIO: 210 sq. ft.
PORCH: 31 sq. ft., GARAGE: 303 sq. ft.
TOTAL: 1493 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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