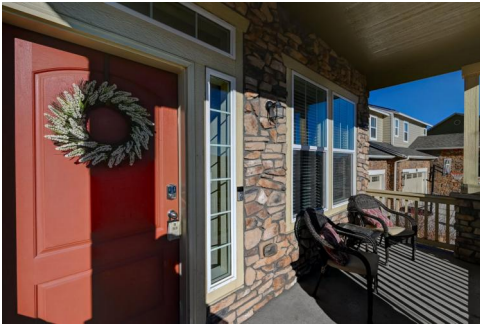




3170 S Nepal Way  
 Aurora, CO 80013  
 COMMUNITY: The Conservatory

MLS # 7676846  
 PRICE \$675,000



Single Family



3710 SQFT



4 Beds



4/1 Baths



3 Car



0.29 Acre

## PROPERTY DETAILS

Welcome home to The Conservatory, one of Southeast Aurora's premier and most desirable places to call home! This fantastic 2-story abode has it all from an open main floor created for the entertainer in your home boasting a great room style living room, dining nook and kitchen quietly nestled at the back of the main level with an office and half bathroom just off of the entryway. Upstairs you will find the glorious owner's suite showcasing tons of space along with a spacious and private 5-piece bath. Three additional bedrooms are also found upstairs including two connected by a dual shared hidden bathroom and then another en-suite style with a private bathroom. The basement is also finished with an expansive lounge area finished nicely with a fireplace and wet bar to one side, the other side is finished into a gaming suite and the pool table is included with the home. The backyard is truly spectacular with nearly \$80,000 in upgrades to include an expansive patio area, hot tub, beautiful pergola, and every inch professionally landscaped making it ready for your next Summer BBQ all looking out to open space. You will love living in The Conservatory, home to a multitude of pocket parks and tot lots along with a robust community pool and clubhouse, and miles upon miles of trails nearly in your backyard leading to the Plains Conservation Open Spaces. Many community events in The Conservatory include Coffee Socials every Tuesday morning, Ladies Bunco Nights,



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and many holiday-themed gatherings like the annual Easter Egg Hunt and Reindeer Rendezvous. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District featuring a full AMC Dine-In Movie Theater, abundant casual dining options along with higher-end restaurant options as well, and so many shopping choices. The Southlands Mall also features a robust courtyard area with a mini splash park in the Summer and a skating rink in the Winter.

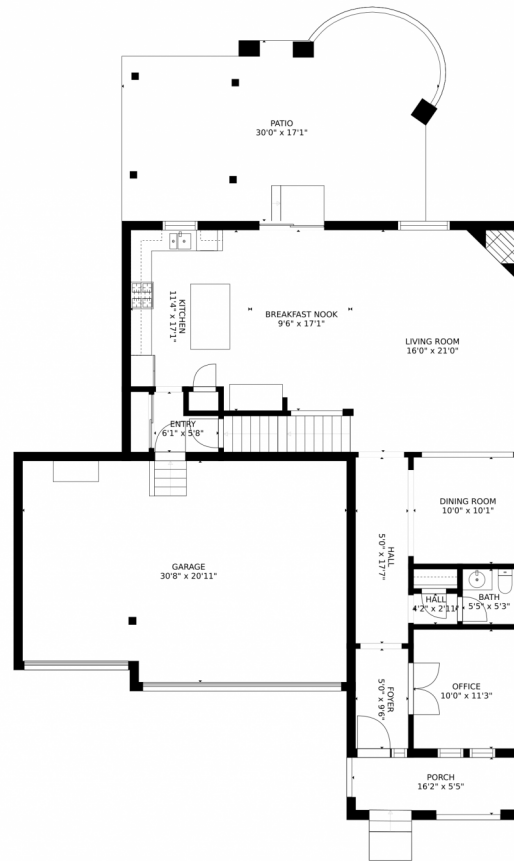


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# 3170 S Nepal Way, Aurora, CO 80013 – Main Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1223 sq. ft  
GLA FLOOR 2: 1352 sq. ft, excluded 1302 sq. ft  
GLA FLOOR 3: 1301 sq. ft, excluded 0 sq. ft  
Total GLA 2653 sq. ft, total scanned area 5178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



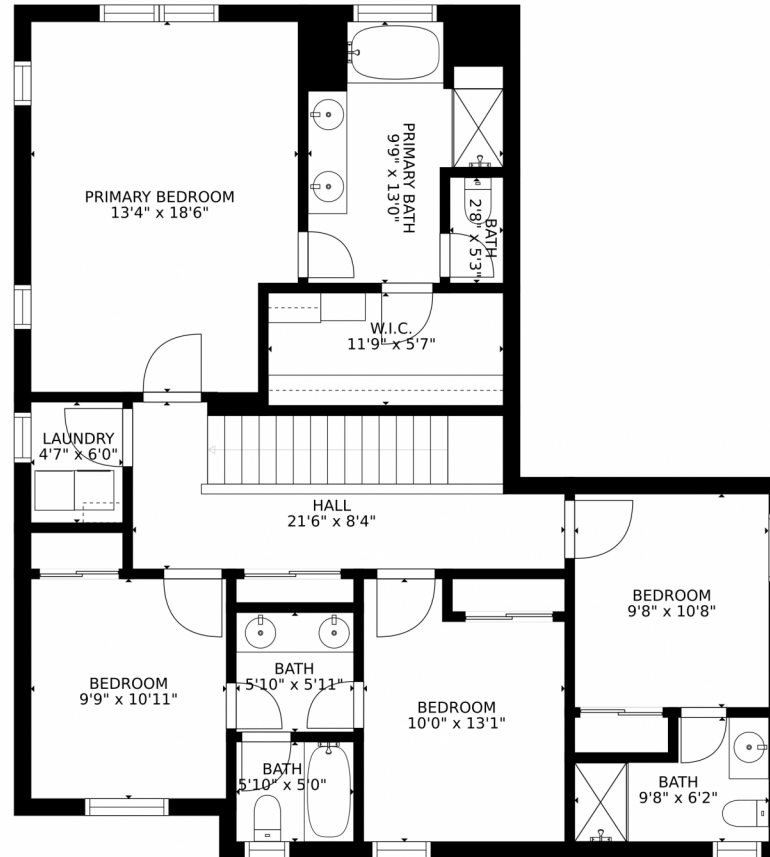
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# 3170 S Nepal Way, Aurora, CO 80013 – 2nd Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1223 sq. ft.  
GLA FLOOR 2: 1352 sq. ft, excluded 1302 sq. ft.  
GLA FLOOR 3: 1301 sq. ft, excluded 0 sq. ft.  
Total GLA 2653 sq. ft, total scanned area 5178 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

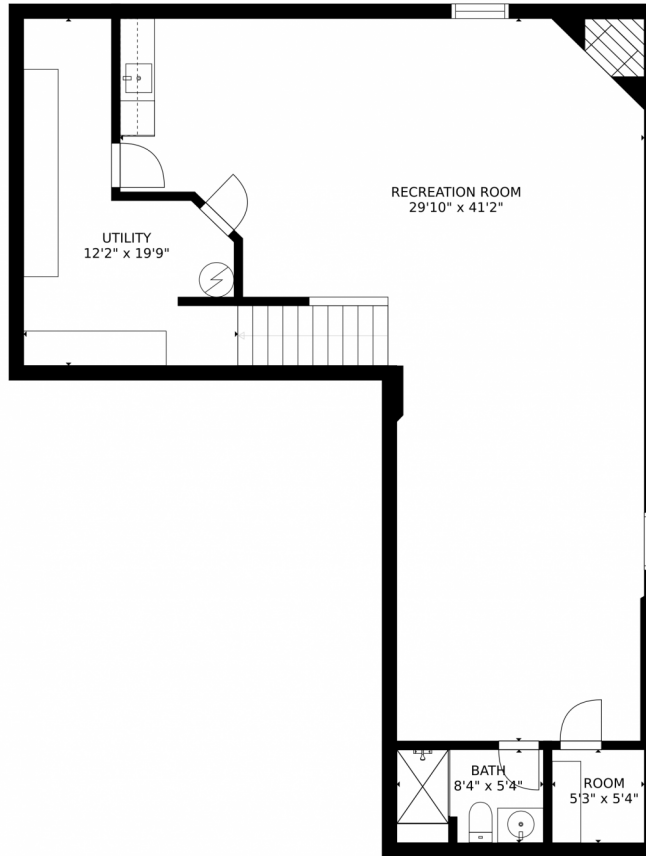


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Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1223 sq. ft  
GLA FLOOR 2: 1352 sq. ft, excluded 1302 sq. ft  
GLA FLOOR 3: 1301 sq. ft, excluded 0 sq. ft  
Total GLA 2653 sq. ft, total scanned area 5178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



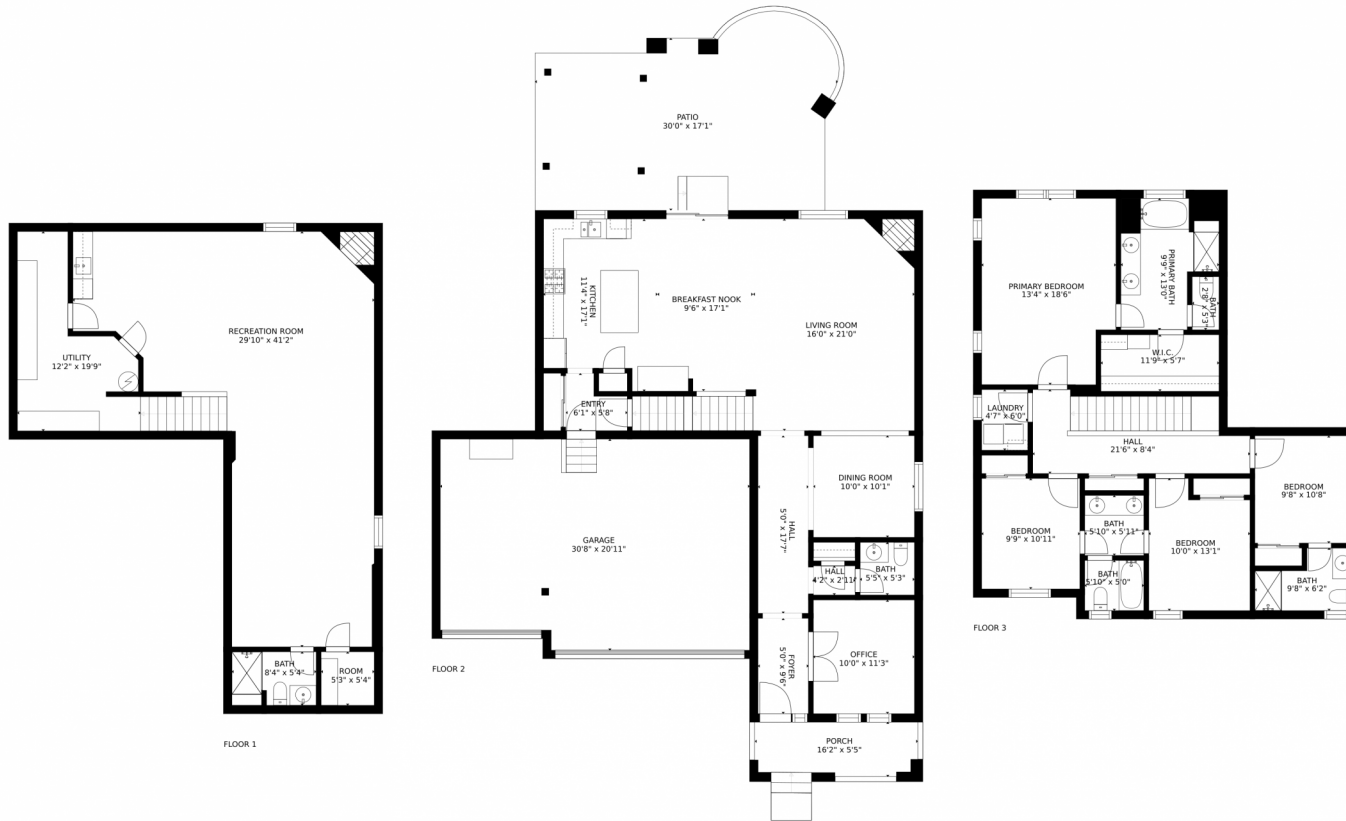
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# 3170 S Nepal Way, Aurora, CO 80013 – All Levels



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1223 sq. ft.  
GLA FLOOR 2: 1352 sq. ft. excluded 1302 sq. ft.  
GLA FLOOR 3: 1301 sq. ft. excluded 0 sq. ft.  
Total GLA 2653 sq. ft. total scanned area 5178 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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