



22099 E Irish Drive
Aurora, CO 80016
COMMUNITY: Ridgeview Eagle Bend

MLS # 3689279
PRICE \$500,000



 Multi Family  2986 SQFT  4 Beds  2/2 Baths  2 Car

PROPERTY DETAILS

Welcome home to the desirable and established Ridgeview Eagle Bend community of Southeast Aurora! This sparkling end unit townhouse is move-in ready to the max, every honey-do has already been honey-done. Every inch of this home boasts brand new popular gray on white trim paint, new baseboards, a new A/C and furnace, a new water heater, new stainless appliances, and all brand new carpet. Every part of this home was thoughtfully designed from the main floor master complete with a private bathroom and oversized walk-in closet to the open main living areas flawlessly connecting the living room to the kitchen and dining space making this layout ideal for entertaining. This home has SO MUCH storage to offer as well to include abundant cabinetry and a pantry in the kitchen to an extended vanity in the owner's suite along with even more cabinetry in the laundry area, multiple closets in the fully finished basement, an over 300 square foot storage and utility space in the basement, and even an oversized garage. Just off of your back deck, you can see the community center pool and open space, there isn't another building at your back door. Residents of Ridgeview Eagle Bend enjoy a community-only swimming pool, playground, dog park, and the award-winning education system of Cherry Creek Schools along with Grandview HS. Walk to the Saddle Rock Village shopping center in just 10 minutes where you will find many lifestyle necessities such as Target, Starbucks,



Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



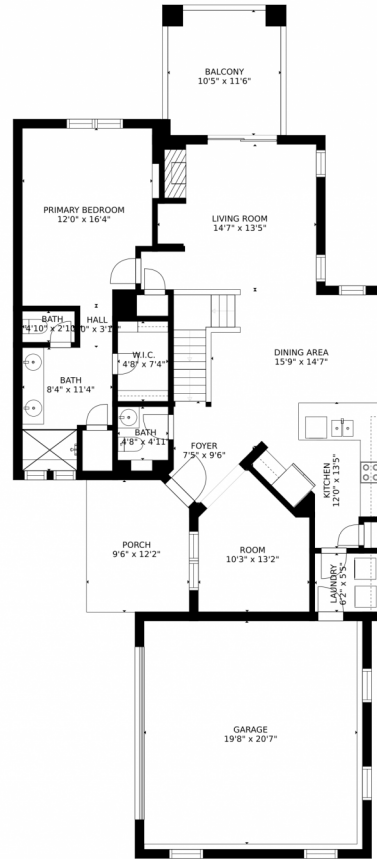
PetSmart, JoAnne's Fabrics, and Ace Hardware along with Las Fajitas for dining and even a local nail salon. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District just minutes away featuring a full AMC Dine-In Movie Theater, abundant casual dining options 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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22099 E Irish Drive, Aurora, CO 80016 – Main Floor



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1286 sq. ft
GLA FLOOR 2: 1286 sq. ft, excluded 214 sq. ft
GLA FLOOR 3: 563 sq. ft, excluded 286 sq. ft
Total GLA 1847 sq. ft, total scanned area 4133 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



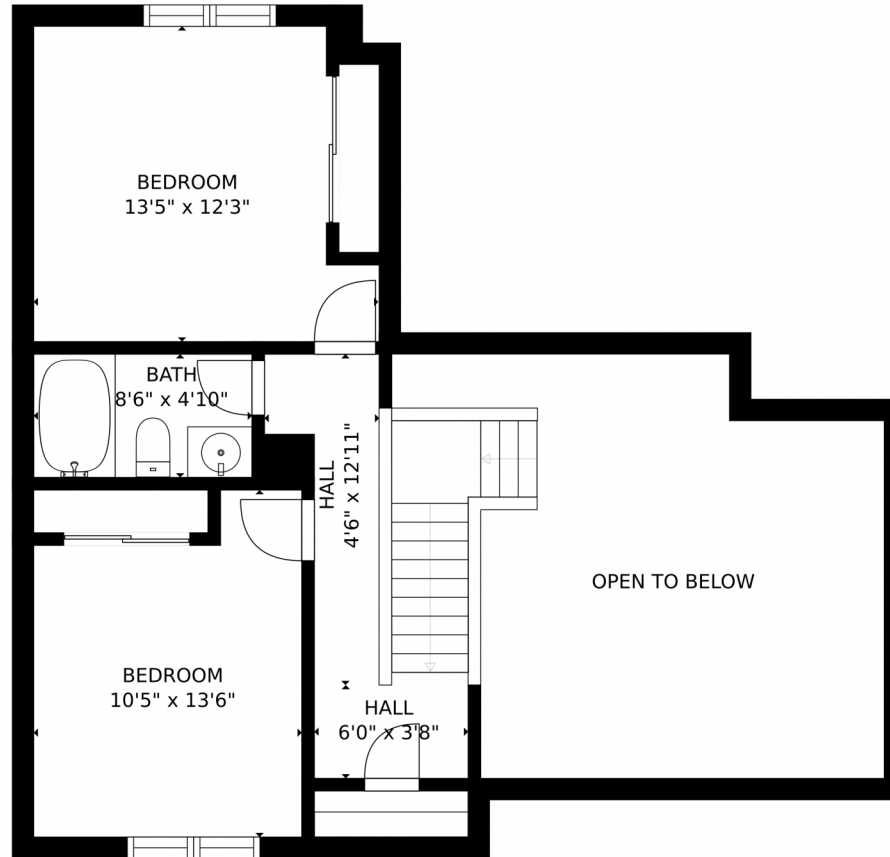
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<https://thestorckteam.com>



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22099 E Irish Drive, Aurora, CO 80016 – Second Floor



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1286 sq. ft.
GLA FLOOR 2: 1264 sq. ft, excluded 214 sq. ft.
GLA FLOOR 3: 563 sq. ft, excluded 286 sq. ft.
Total GLA 1847 sq. ft, total scanned area 4133 sq. ft.

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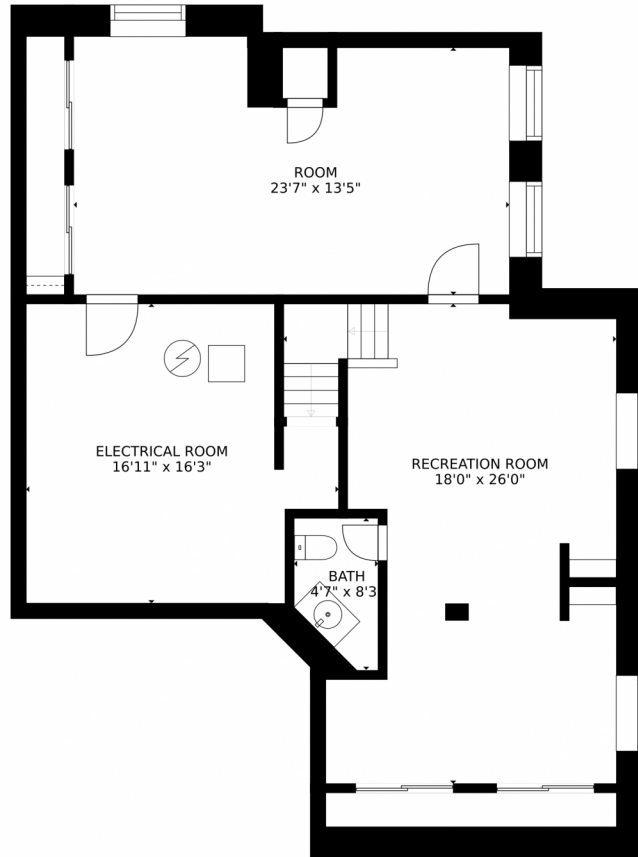


Tatyana Sturm
720-350-5909
tatyana@exitrealtydtc.com
<https://thestorckteam.com>



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Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1286 sq. ft.
GLA FLOOR 2: 1266 sq. ft, excluded 714 sq. ft.
GLA FLOOR 3: 563 sq. ft, excluded 286 sq. ft.
Total GLA 1847 sq. ft, total scanned area 4133 sq. ft.

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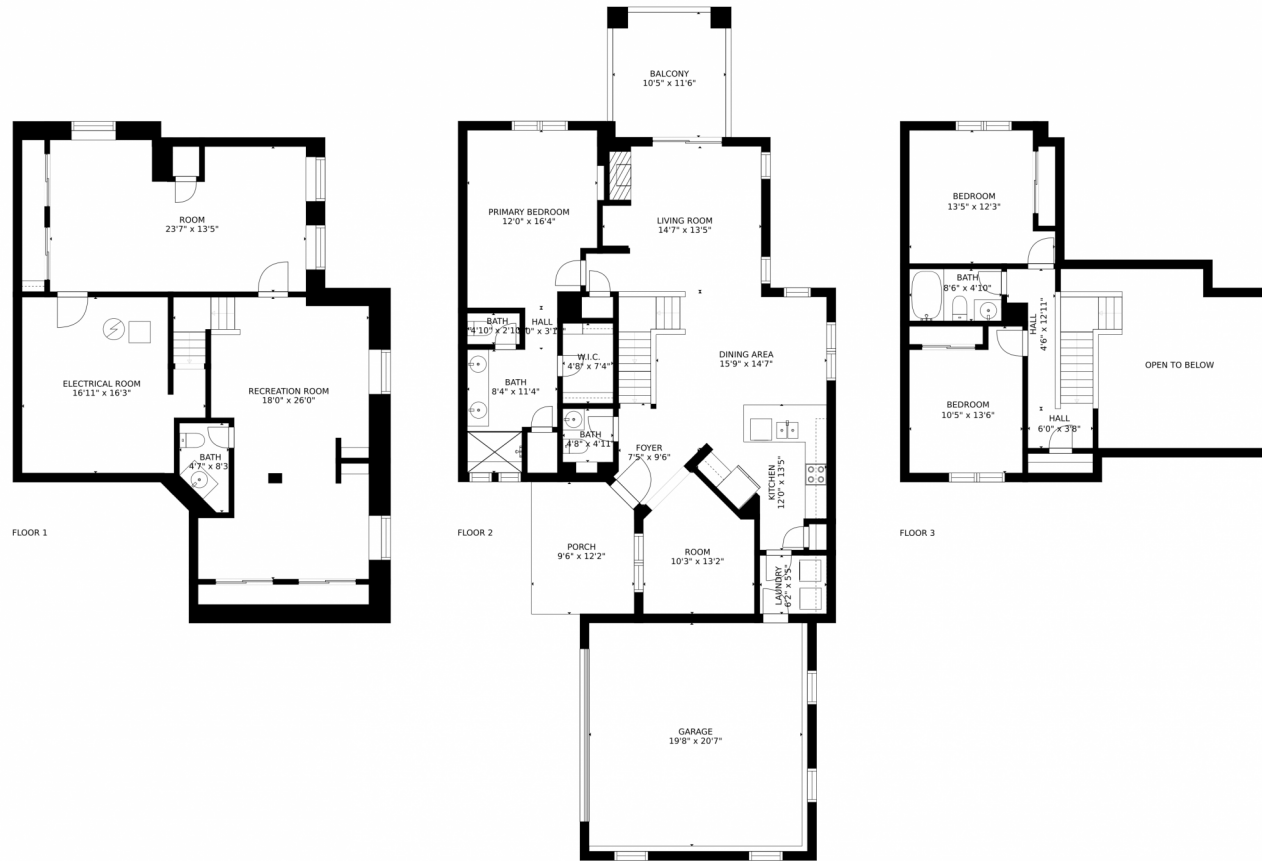
Tatyana Sturm
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22099 E Irish Drive, Aurora, CO 80016 – All Floors



Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 1286 sq. ft.
GLA FLOOR 2: 1286 sq. ft., excluded 714 sq. ft.
GLA FLOOR 3: 563 sq. ft., excluded 286 sq. ft.
Total GLA 1847 sq. ft., total scanned area 4133 sq. ft.

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