



4413 South Andes Way
 Aurora, CO 80015
 COMMUNITY: Waters Edge @ Quincy Lake

MLS # 3562476
 PRICE \$749,990



Single Family



3462 SQFT



4 Beds



3/1 Baths



3 Car



0.16 Acre

PROPERTY DETAILS

Backs to Quincy Lake...Picturesque setting of your dreams. One Owner Pride (Never Listed For-Sale until now) - Mirror, mirror, on the wall, who's the fairest of them all? If there were a house that could be named 'Snow White' this would be it! This property is the very rarest type of locations in Colorado i.e. (Picturesque Waterfront with Mountain Views) - 100% incredible. Your neighbors include deer, fox, eagles, hawks, ducks, geese, birds of every shape and color, rainbow trout...you get the point. The floor plan is amazing and feels grand throughout. OUTSTANDING features on every level- There are multiple windows in this house having Lake and mountain views, including the STUNNING STORYBOOK PRIMARY SUITE with dual walk-in closets & stunning 5-piece bathroom. Outdoor Living at it's finest with over 290sqft of Commercial Style/Built Decking plus another 230+ SQFT on the walk-out backyard Patio. Beautifully Landscaped East Facing Lot. Truly has all the features you look for: 4bd, 4ba, 2 Story, LAKE FRONT LOCATION, Large comfortable Family Room, Gracious Living & Dining Rooms, Full Walk-Out Basement with Full Finish, Over-sized 3 Car Garage, Private Main Floor Study/Office/Den, Dedicated Main Floor Laundry, Tons & Tons of Great Storage, Plus Cherry Creek Schools add another Cherry on Top! Top of the line finishes throughout, including the Updated Gourmet Kitchen, Updated Primary Bathroom, Super High-end Commercial Quality Deck. The VIEWS will KNOCK



Shawn Engel
 303-308-8000
 shawnengel@earthlink.net
 http://www.corealestateonline.com



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YOUR SOCKS OFF! Absolutely Designed to Delight and Built to Endure...See it today!



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SKETCH/AREA TABLE ADDENDUM

Case No **ANSI-04/12/22**

File No **E4413ANDE**

SUBJECT

Property Address **4413 S. Andes Way**

City **Aurora**

County **Arapahoe**

State **CO**

Zip **80015**

Borrower **Shawn Engel**

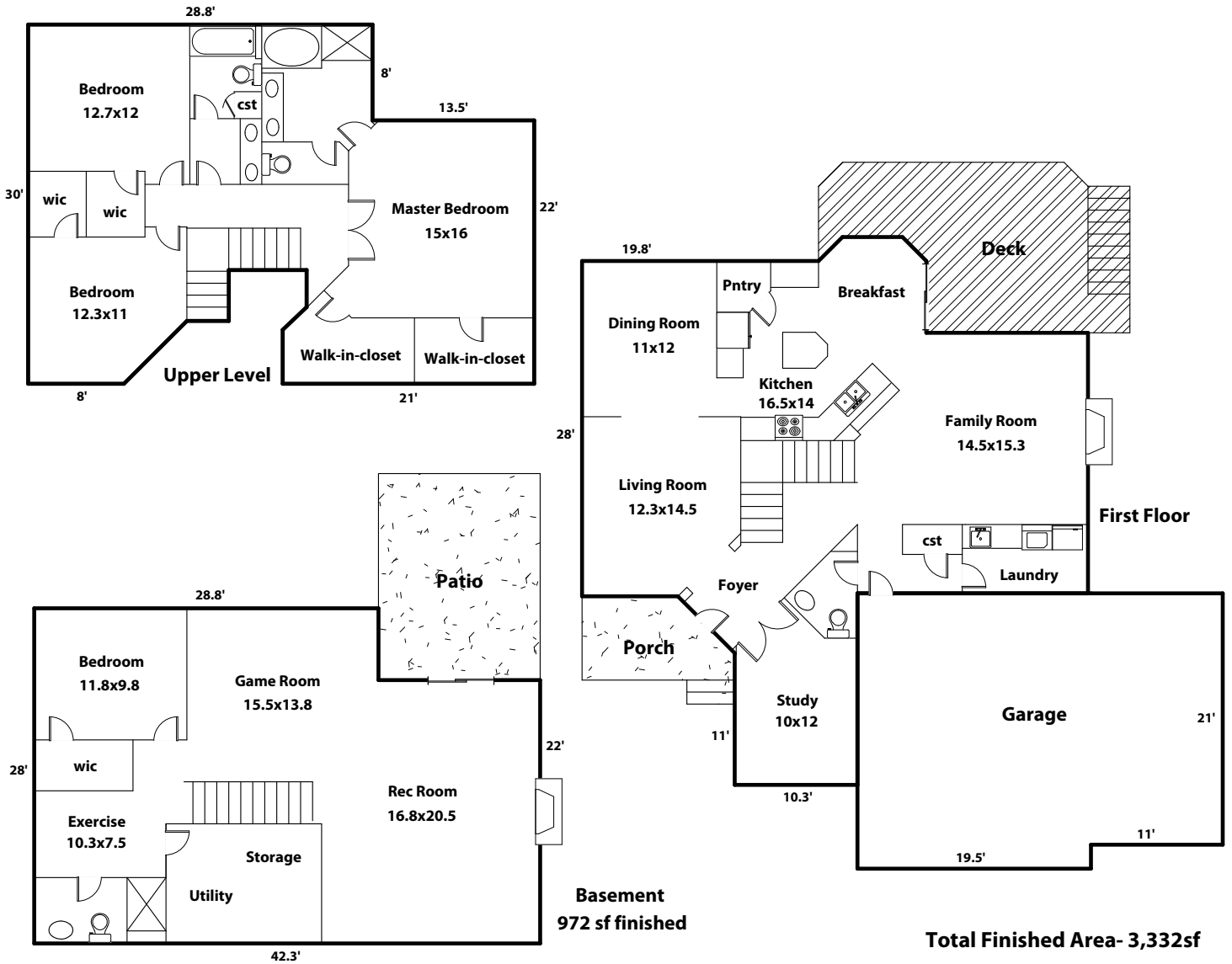
Lender/Client **Re/Max Alliance***

L/C Address **13770 E. Rice Pl., Aurora, CO 80015**

Appraiser Name **Rebecca Potter**

Appr Address **18707 E. Belleview Pl., Centennial, CO 80015**

IMPROVEMENTS SKETCH



Comments: Measurements and dimensions are approximate and rounded.

AREA CALCULATIONS

Scale: 1" = 13'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1283.91	1283.91
GLA2	Upper Level	1076.49	1076.49
BSMT	Basement	1102.00	1102.00
GAR	Garage	679.50	679.50
P/P	Porch	85.97	
	Patio	232.88	
	Deck	291.50	610.34
Net LIVABLE Area		(rounded)	2360

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	10.3 x	15.8	161.44
	23.0 x	0.3	5.75
0.5 x	4.8 x	4.8	11.28
0.5 x	2.0 x	2.0	2.00
	6.0 x	28.8	172.50
	21.8 x	42.3	918.94
	5.0 x	2.0	10.00
0.5 x	2.0 x	2.0	2.00
Upper Level			
	8.0 x	28.8	230.00
	5.3 x	8.0	42.00
	4.3 x	16.8	71.19
	5.0 x	19.0	95.00
	12.5 x	42.3	528.13
0.5 x	5.3 x	5.3	13.78
	4.5 x	21.0	94.50
0.5 x	1.9 x	2.0	1.90
16 Items			(rounded) 2360