



23676 E Clifton Place  
 Aurora, CO 80016  
 COMMUNITY: Heritage Eagle Bend

MLS # 1803124  
 PRICE \$735,000



Single Family   3592 SQFT   4 Beds   3 Baths   2 Car   0.17 Acre

## PROPERTY DETAILS

WHAT AN OPPORTUNITY!! This home is located in the Premier Age Restricted Community (45 Plus) in Colorado. The amenities include a remodeled clubhouse, that includes an indoor/outdoor pool, Full Fitness center, steam room, full-service restaurant & bar, auditorium, card rooms, library, craft room and a billiards room. Outside there are Bocce Ball Courts, Pickle Ball Courts, Tennis Courts and an 18-hole Premier Golf Course. THIS RANCH STYLE HOME (model 602) IS LOCATED ON THE 2nd FAIRWAY. You can sit on your deck and watch the approach shot to the green and then watch them putt it into the hole. Downstairs there are two bedrooms w/walk-in closets and a large family room. The garage has room for your golf cart and two cars. The two gas fireplaces will provide warmth in the winter. This is a must see and do it soon because someone will buy this fast.

Radon Fan installed 06/15/2010, New impact resistance Roof installed 06/24/2014, New furnace installed on 02/10/2020, New dishwasher installed 02/19/2020 and hot water heater.



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