



Single Family



5492 SQFT



7 Beds



5/1 Baths



3 Car



0.18 Acre

PROPERTY DETAILS

This former Geneva Dream Model Home you have been looking for in desired Copperleaf Community is now available. This prime Real Estate is located across the street from the Arboretum Clubhouse and Pool and is set up for multi-generational living. This home served as a model home and now is available to you with all of the upgrades of more than \$290k in structural and interior upgrades. If you like to entertain this gourmet kitchen with command center, additional bar seating area, expansive island with seating and elegant pillars will impress all of your guests. Great room is accentuated with vaulted ceilings and custom shelves. Den, Dining room w/wainscoting, bedroom and 3/4 bath all located for convenience on the 1st floor. Open staircase will lead you to the upstairs to your primary bedroom with separate retreat w/seating area, coffered ceiling & custom fireplace. While relaxing enjoy the mountain & downtown city views. The exquisite Broadmoor primary bath (show stopping) with walk through closet that connects to the laundry room w/cabinets and sink. Additional 2 bedrooms with a jack-n-jill bath and another bedroom w/window seating & a private full bath. Basement features, great room with wet bar, 2 additional bedrooms, 1 full bathroom, laundry room w/cabinets and additional storage. Additional features are 8' doors throughout, ultimate trim package around the doors & trim, upgraded flooring and all custom window coverings are included.



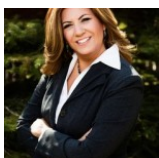
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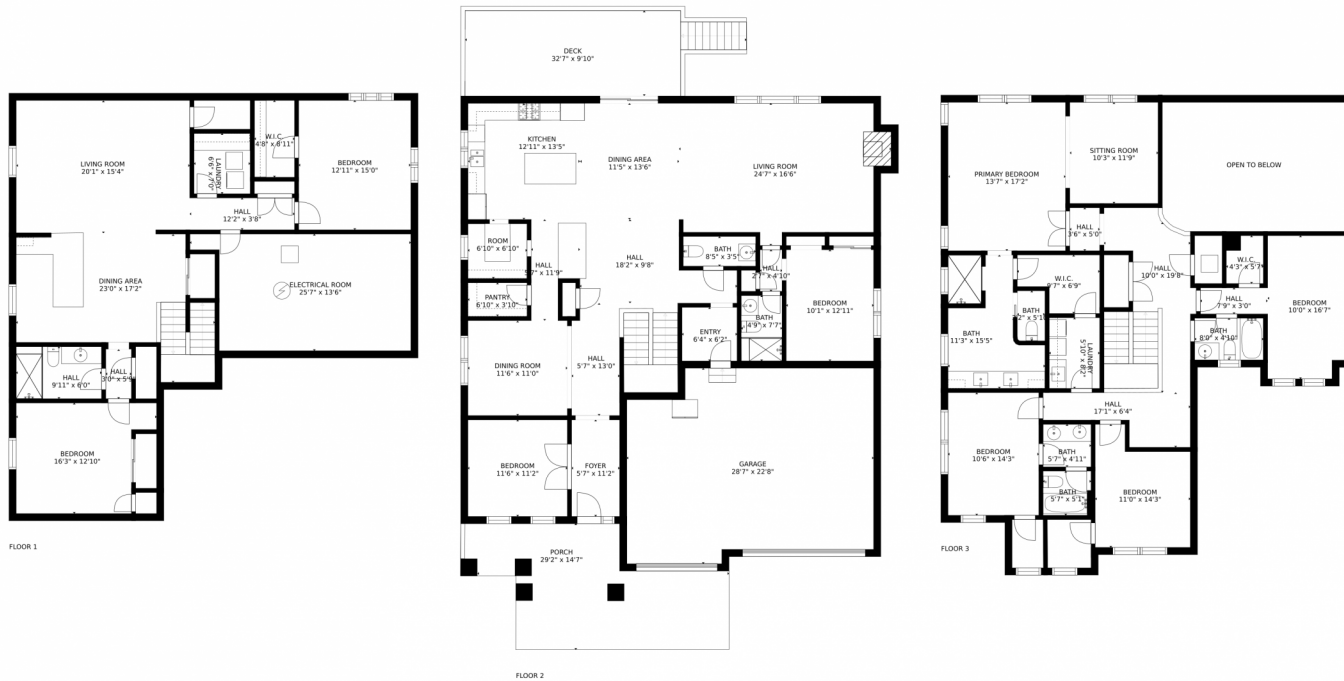
Garage is insulated and finished and both garage doors have openers. Seller is willing to sell some or all of the furniture and staging or decorating items on a separate bill of sale. Exterior custom landscaping including built in gas grill, covered treks deck with shades, patio, grass, trees and sprinklers. King Soopers, Safeway, Walmart, Target, Home Depot, Southlands Mall, Shopping, Restaurants are within minutes. 15 minutes to DIA & I70 and a Short 35-minute drive to Colorado Springs and Denver.



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22467 E Saratoga Drive, Aurora, CO 80015 – All Levels



Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1816 sq. ft.
GLA FLOOR 2: 1835 sq. ft. excluded 1264 sq. ft.
GLA FLOOR 3: 1835 sq. ft. excluded 361 sq. ft.
Total GLA 3730 sq. ft. total scanned area 7171 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



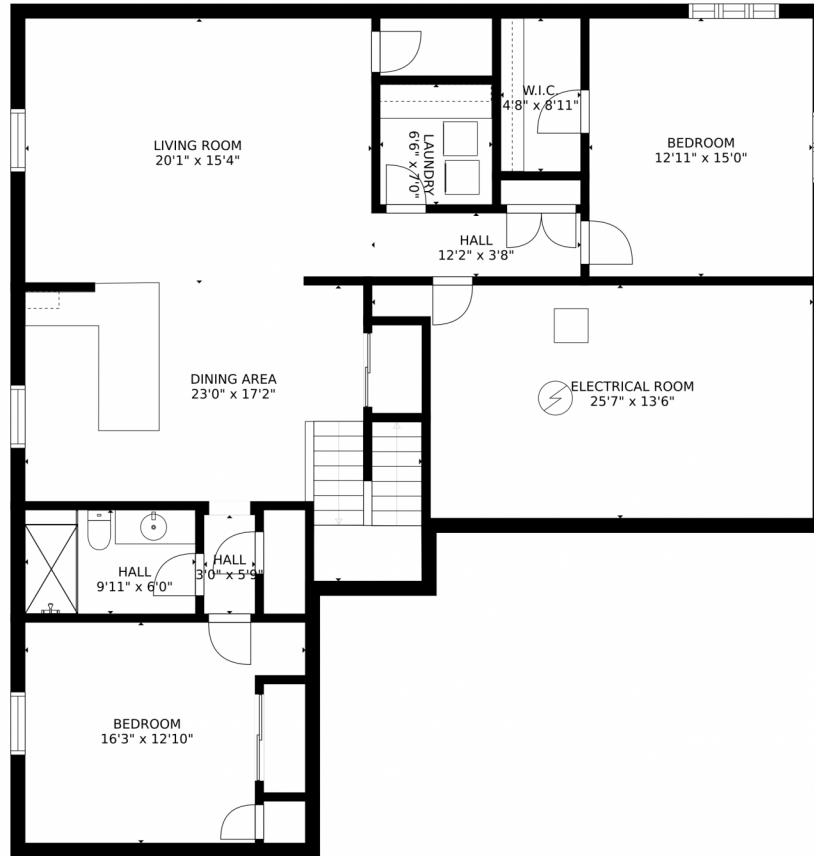
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22467 E Saratoga Drive, Aurora, CO 80015 – Lower Level



Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 1816 sq. ft.
GLA FLOOR 2: 1895 sq. ft., excluded 1264 sq. ft.
GLA FLOOR 3: 1835 sq. ft., excluded 361 sq. ft.
Total GLA 3730 sq. ft., total scanned area 7171 sq. ft.

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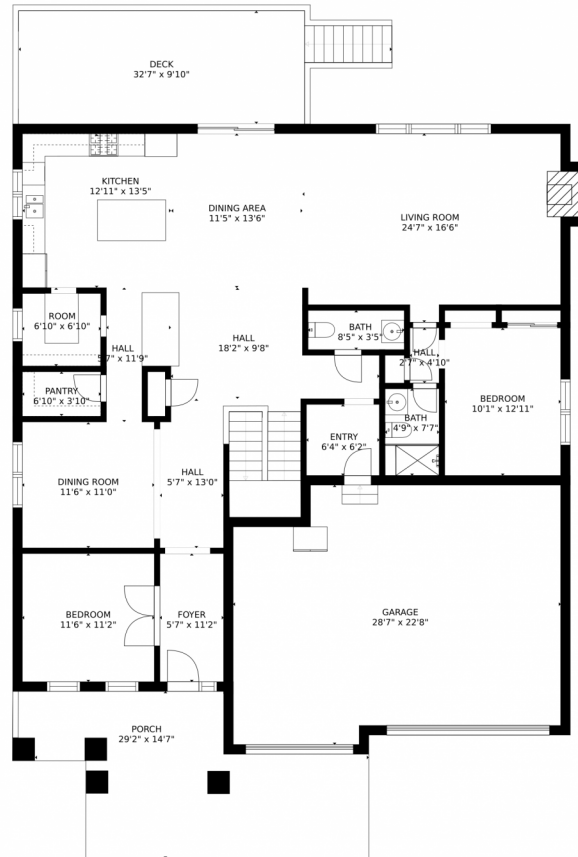
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22467 E Saratoga Drive, Aurora, CO 80015 – Main Level



Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1816 sq. ft.
GLA FLOOR 2: 1895 sq. ft. excluded 1264 sq. ft.
GLA FLOOR 3: 1835 sq. ft. excluded 361 sq. ft.
Total GLA 3730 sq. ft. total scanned area 7171 sq. ft.

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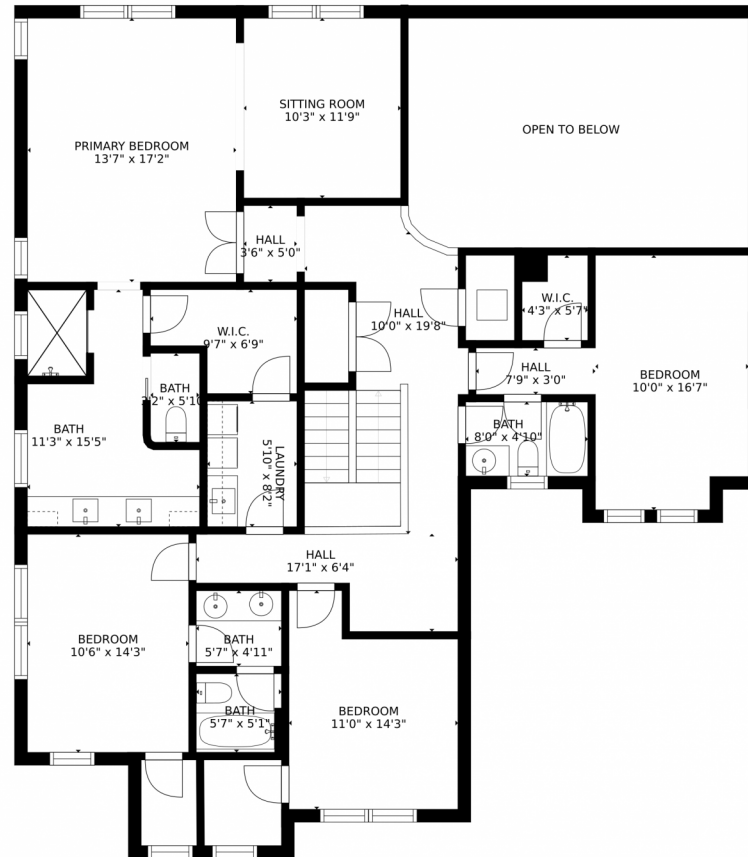
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22467 E Saratoga Drive, Aurora, CO 80015 – 2nd Level



Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 1816 sq. ft.
GLA FLOOR 2: 1895 sq. ft., excluded 1264 sq. ft.
GLA FLOOR 3: 1835 sq. ft., excluded 361 sq. ft.
Total GLA 3730 sq. ft., total scanned area 7171 sq. ft.

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