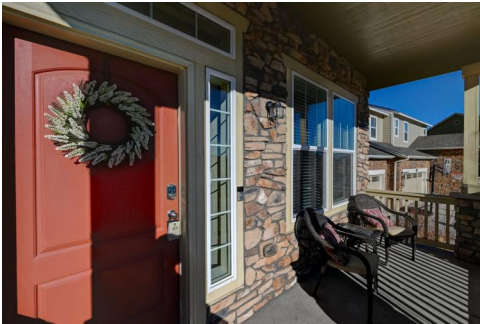





3170 South Nepal Way  
Aurora, CO 80013  
COMMUNITY: The Conservatory




 Single Family

 3166 SQFT

 4 Beds

 5 Baths

 3 Car

 0.29 Acre



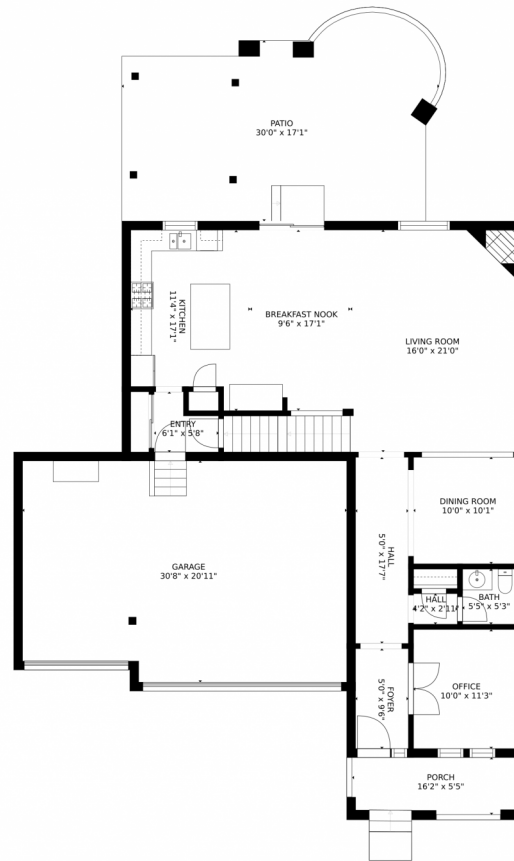
**Mary Stensen**  
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mary.stenson@srg.com  
<https://my-website.com>



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# 3170 South 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.



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



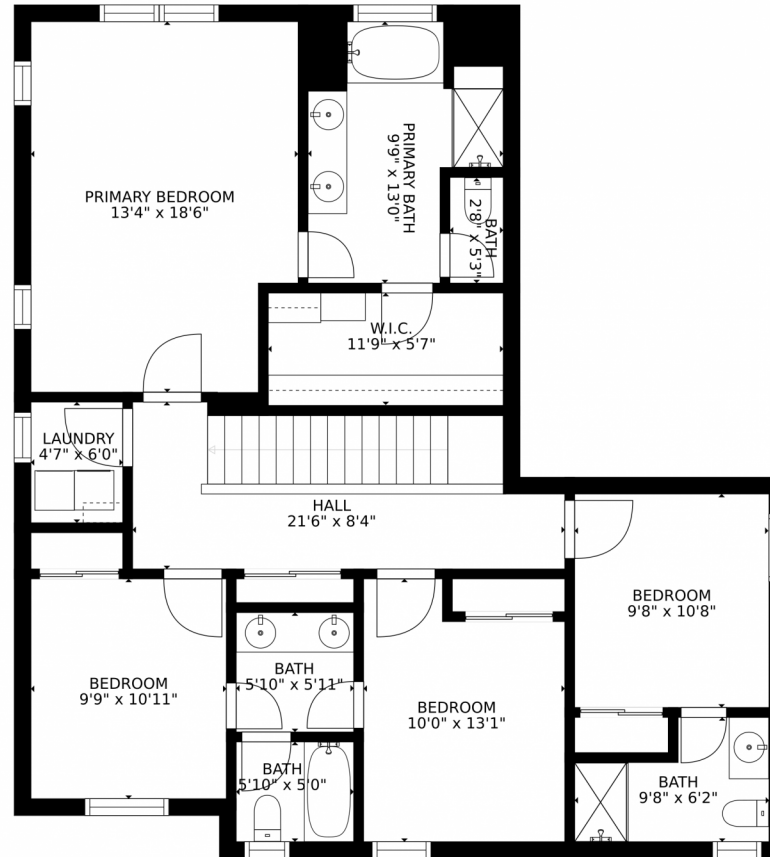
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3170 South Nepal Way, Aurora, CO 80013 – 2nd Level



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.

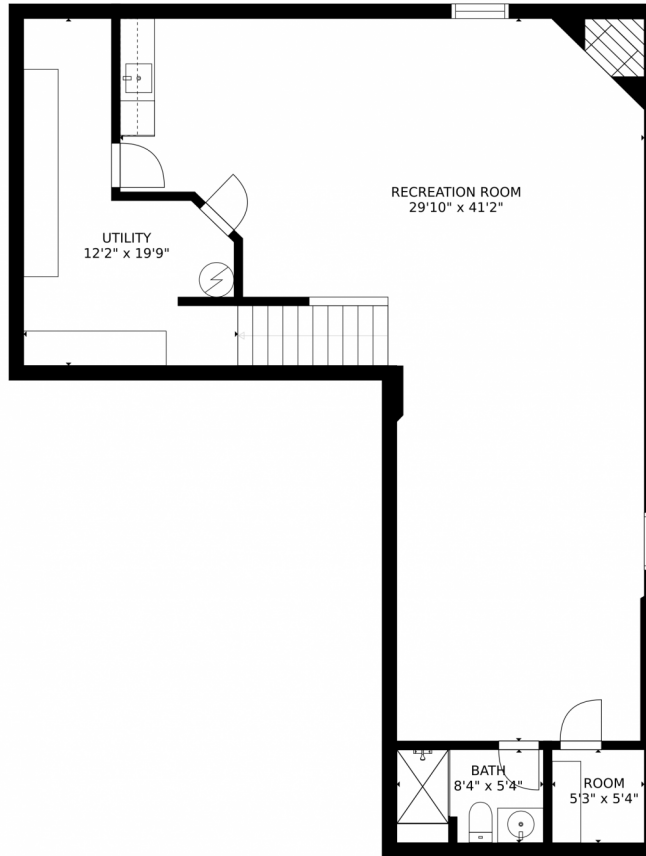


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Estimated areas

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.

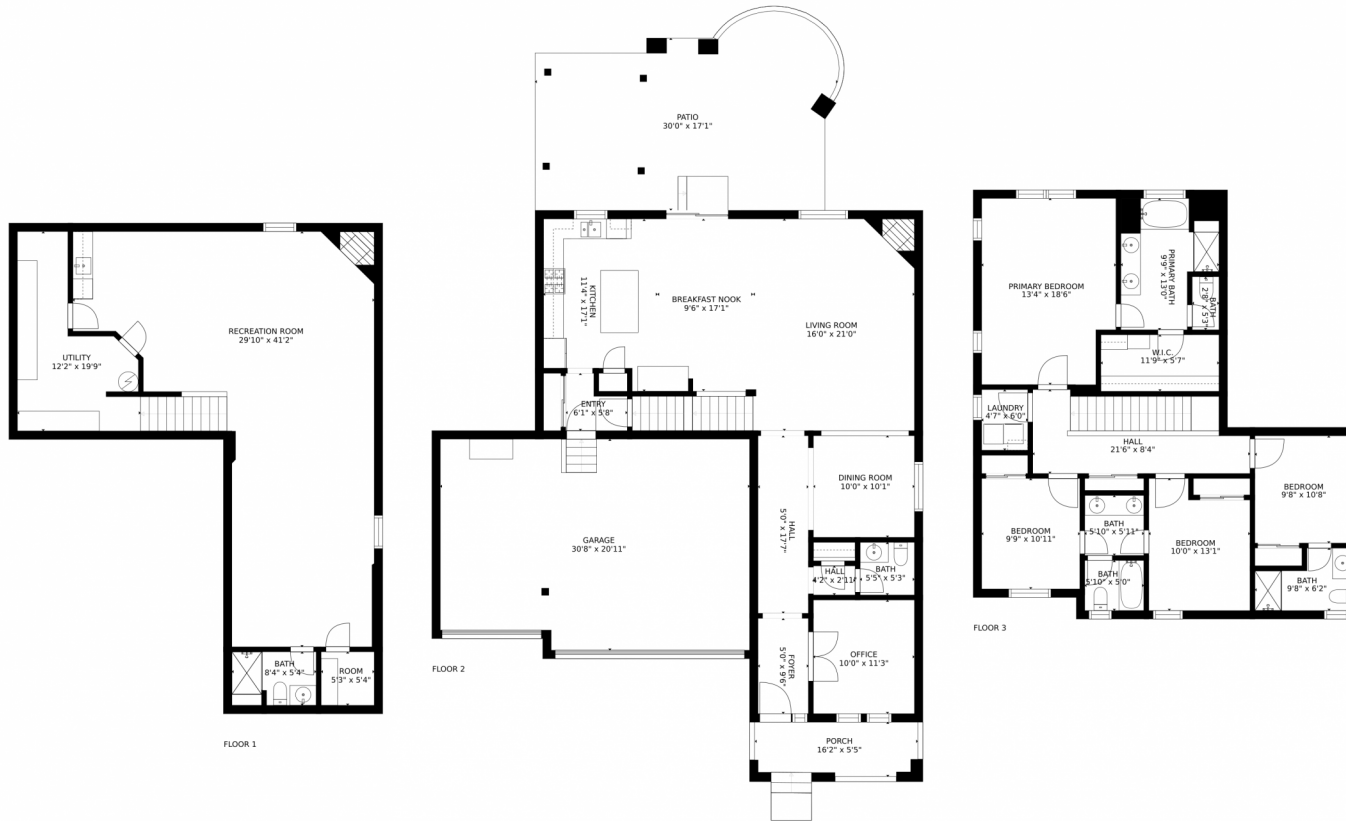


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# 3170 South Nepal Way, Aurora, CO 80013 – All Levels



### 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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