



18729 E Berry Drive  
Aurora, CO 80015  
COMMUNITY: Tuscany

MLS # 3128998  
PRICE \$700,000



Single Family



3024 SQFT



4 Beds



2/1 Baths



3 Car



0.15 Acre

## PROPERTY DETAILS

Welcome home to the highly desirable Tuscany community of Southeast Aurora! This sprawling two story abode boasts brand new interior paint throughout the home along with some new lighting around the home as well making it move in ready to the max. A formal living and dining room are found just off of the home's entryway along with a main level bedroom. Quietly nestled at the back of the first floor is the main entertainment area gently transitioning you from the kitchen into the massive family room, ready for your next gathering with family and friends. Upstairs you will find the glorious owner's suite complete with a private bathroom along with two generously sized additional bedrooms and secondary full bath. The basement is also finished with an open design and would make for a phenomenal gaming suite or home theater and so much more. The thoughtfully planned outdoor living space features an expansive deck just off of the kitchen and family room with a playset toward the back of the yard offering a clear view from inside along with plenty of grass area for lounge and play. There's even a three car garage featuring a built in work bench and even more storage. W-O-W!!! You will love living in Tuscany offering a robust community center with a phenomenal community only pool and clubhouse where you can make a splash this Summer meeting your new neighbors. Residents of Tuscany have the benefit of the award winning Cherry Creek School District along



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with both Rolling Hills Elementary and Falcon Creek MS being a short walk from your new home. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District 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.



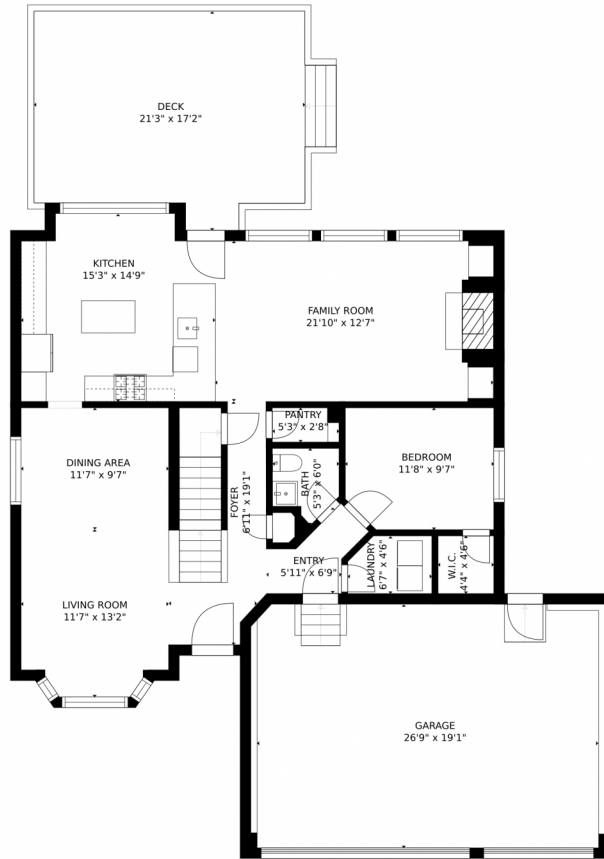
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# 18729 E Berry Drive, Aurora, CO 80015 – 1st Floor



GROSS INTERNAL AREA  
FLOOR 1: 656 sq. ft, FLOOR 2: 1156 sq. ft  
FLOOR 3: 913 sq. ft, EXCLUDED AREAS:  
GARAGE: 530 sq. ft, DECK: 345 sq. ft  
TOTAL: 2725 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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

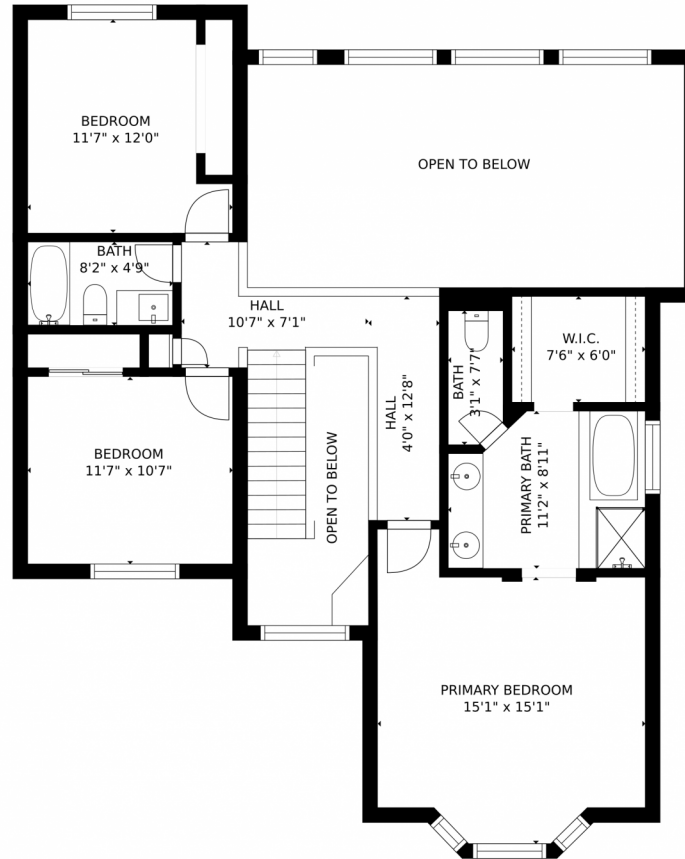


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GROSS INTERNAL AREA  
FLOOR 1: 656 sq. ft, FLOOR 2: 1156 sq. ft  
FLOOR 3: 913 sq. ft, EXCLUDED AREAS:  
GARAGE: 530 sq. ft, DECK: 345 sq. ft  
TOTAL: 2725 sq. ft

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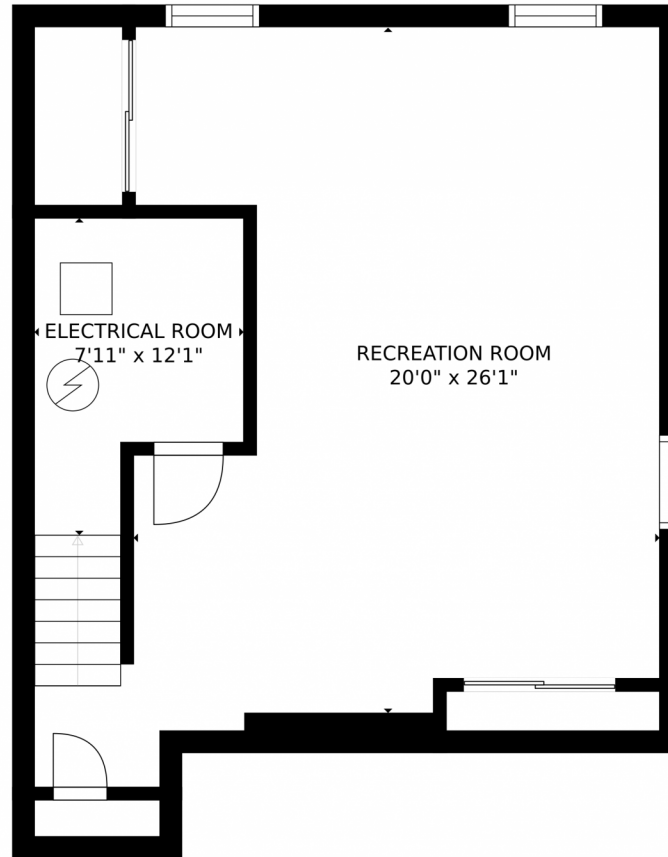


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# 18729 E Berry Drive, Aurora, CO 80015 – All Floors



GROSS INTERNAL AREA  
 FLOOR 1: 656 sq. ft, FLOOR 2: 1156 sq. ft  
 FLOOR 3: 913 sq. ft, EXCLUDED AREAS:  
 GARAGE: 530 sq. ft, DECK: 345 sq. ft  
 TOTAL: 2725 sq. ft

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