



23977 E Rocky Top Avenue  
Aurora, CO 80016  
COMMUNITY: Inspiration

MLS # 8810922  
PRICE \$800,000



Single Family   4177 SQFT   4 Beds   3/1 Baths   3 Car   0.17 Acre

## PROPERTY DETAILS

Welcome home to the highly desirable Inspiration community of Southeast Aurora! This Southward facing home has many additions completed creating so much functionality and appealing design to this immaculately maintained home to the tune of just over \$45,000 including a custom multi-tone stone lain fireplace surround, custom mud room just inside of the garage entry, fully finished basement, and even turf installation in the backyard just last year. Beautiful gray wash easy to care for wood look laminate flooring greets you upon arrival and carries you throughout the fantastic layout of the main level made for your entertainer's heart gently transitioning you from room to room in an open concept design. Upstairs the owner's suite is your personal oasis showcasing tons of space and a luxurious private 5-piece bathroom. Two additional generously sized bedrooms and a dual access full bathroom are also found on the upper level along with a spacious loft area. The finished basement is comprised of a sprawling rec room area along with a fourth bedroom and another bath which would make for a phenomenal guest or teen suite or even a roommate's quarters. One of our favorite features is the glorious backyard and outdoor living space offering an expansive stamped concrete patio accessed byway of the generously sized covered deck off of the kitchen and the backyard offers a nearly zero maintenance Xeriscaped design saving you time and money. Make a



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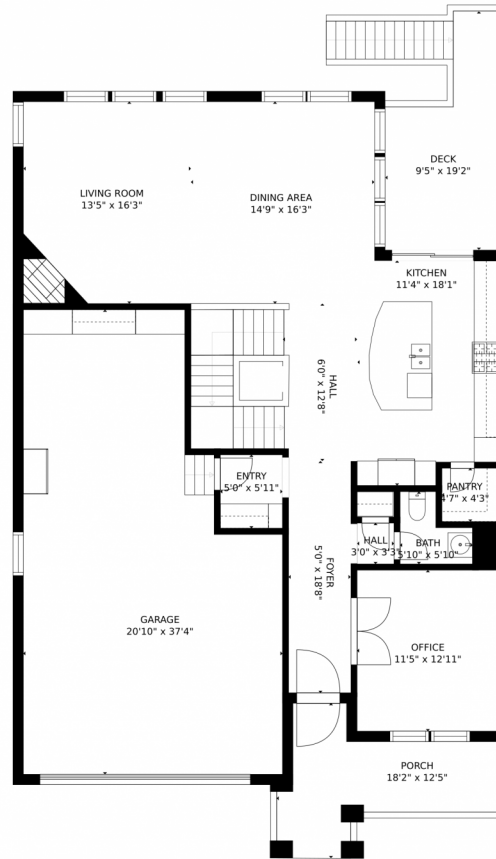


splash this Summer and meet your new neighbors at the community private pool or any of the Friday Night Spark events offering food trucks and music. You will love living in Inspiration home to miles and miles of trails leading into Pathfinder Park and the community center. The Southlands Retail District is also just a short 8 minutes drive from your home offering an AMC movie theater, all of your favorite retail stores and chain restaurants, and even a farmer's market every Saturday morning.



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GROSS INTERNAL AREA  
FLOOR 1: 1120 sq. ft, FLOOR 2: 1182 sq. ft  
FLOOR 3: 1475 sq. ft, EXCLUDED AREAS:  
PATIO: 591 sq. ft, GARAGE: 651 sq. ft  
DECK: 140 sq. ft, PORCH: 134 sq. ft  
TOTAL: 3777 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

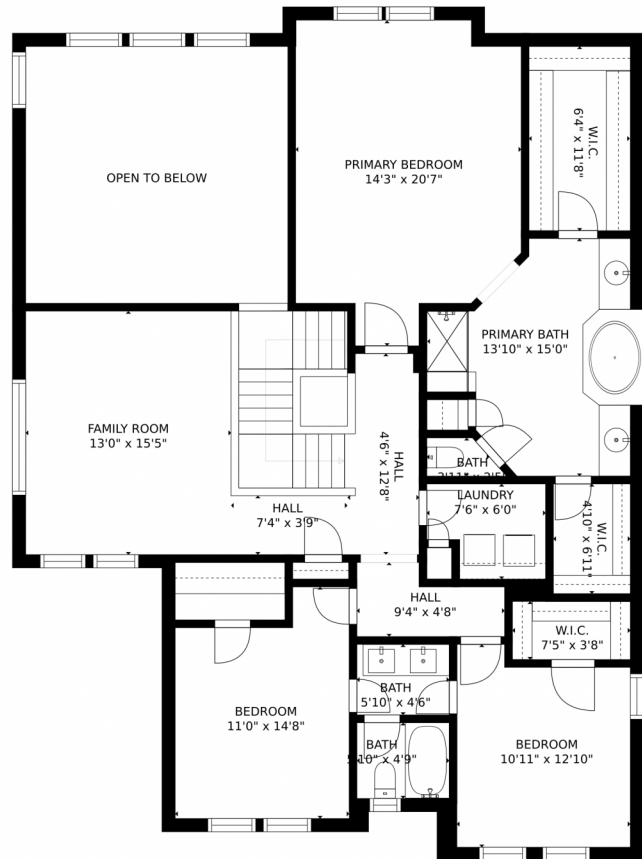


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23977 E Rocky Top Avenue, Aurora, CO 80016 – Second Level



GROSS INTERNAL AREA  
FLOOR 1: 1120 sq. ft. FLOOR 2: 1182 sq. ft.  
FLOOR 3: 1475 sq. ft. EXCLUDED AREAS:  
PATIO: 591 sq. ft. GARAGE: 651 sq. ft.  
DECK: 140 sq. ft. PORCH: 134 sq. ft.  
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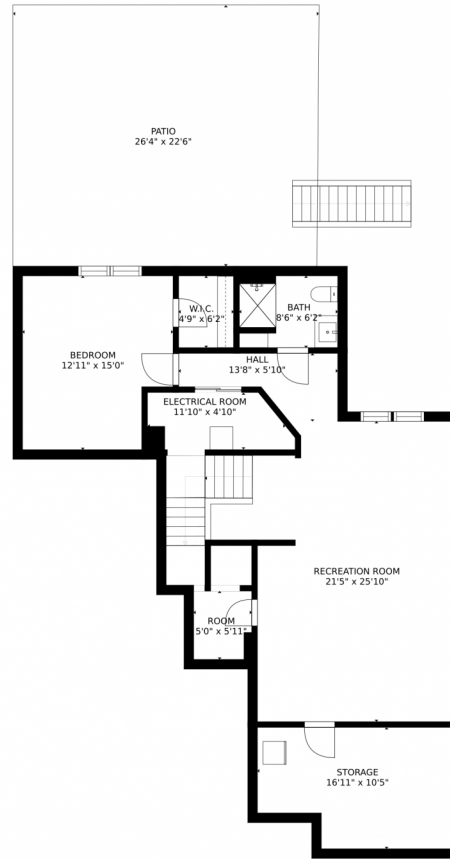


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# 23977 E Rocky Top Avenue, Aurora, CO 80016 – Basement



GROSS INTERNAL AREA  
FLOOR 1: 1120 sq. ft. FLOOR 2: 1182 sq. ft.  
FLOOR 3: 1475 sq. ft. EXCLUDED AREAS:  
PATIO: 591 sq. ft. GARAGE: 651 sq. ft.  
DECK: 140 sq. ft. PORCH: 134 sq. ft.  
TOTAL: 3777 sq. ft.  
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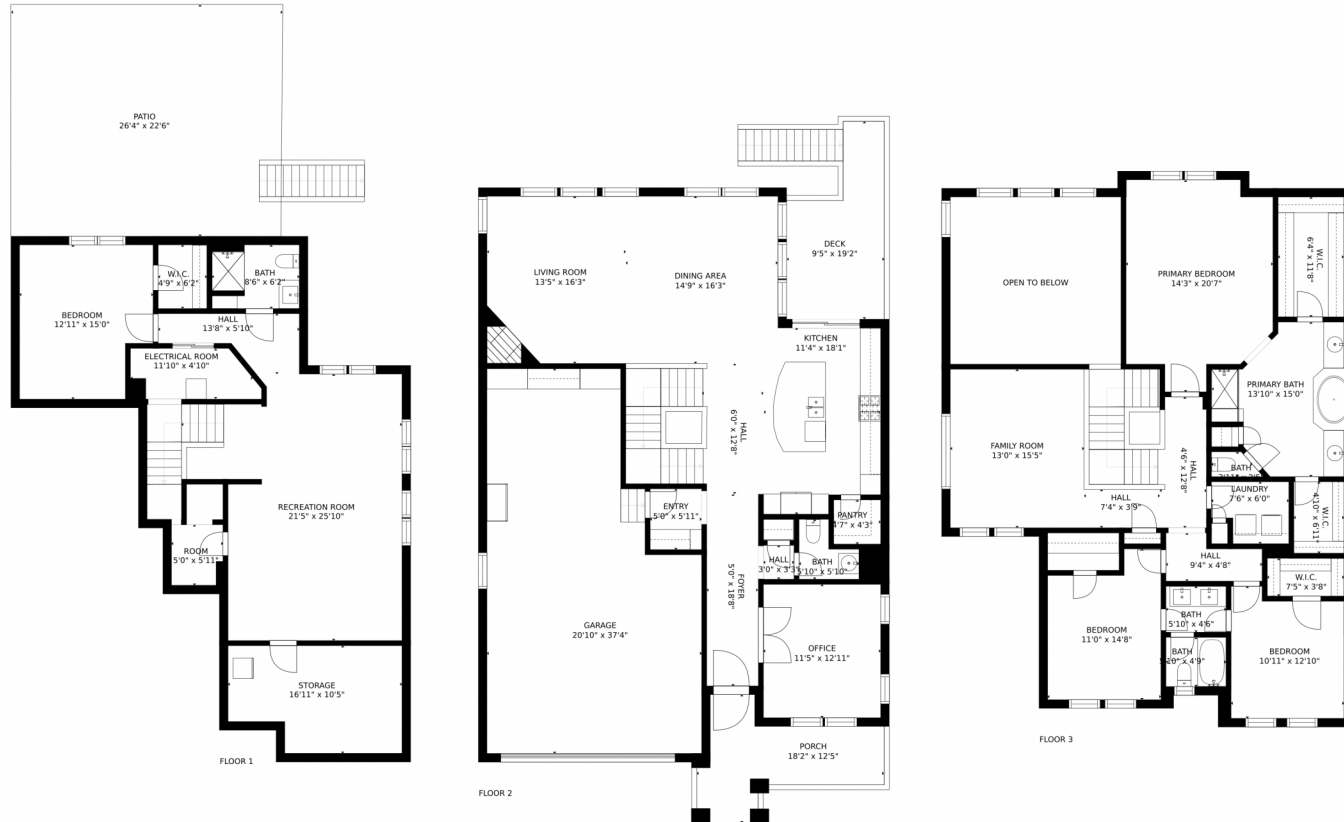
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# 23977 E Rocky Top Avenue, Aurora, CO 80016 – All Levels



GROSS INTERNAL AREA  
 FLOOR 1: 1120 sq. ft. FLOOR 2: 1182 sq. ft.  
 FLOOR 3: 1475 sq. ft. EXCLUDED AREAS:  
 PATIO: 591 sq. ft. GARAGE: 651 sq. ft.  
 DECK: 140 sq. ft. PORCH: 134 sq. ft.  
 TOTAL: 3777 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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