



4066 S Yampa Street  
 Aurora, CO 80013  
 COMMUNITY: Summer Valley

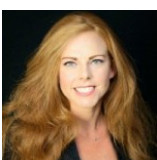
MLS # 4086344  
 PRICE \$565,000



Single Family   2452 SQFT   4 Beds   3 Baths   2 Car   0.19 Acre

## PROPERTY DETAILS

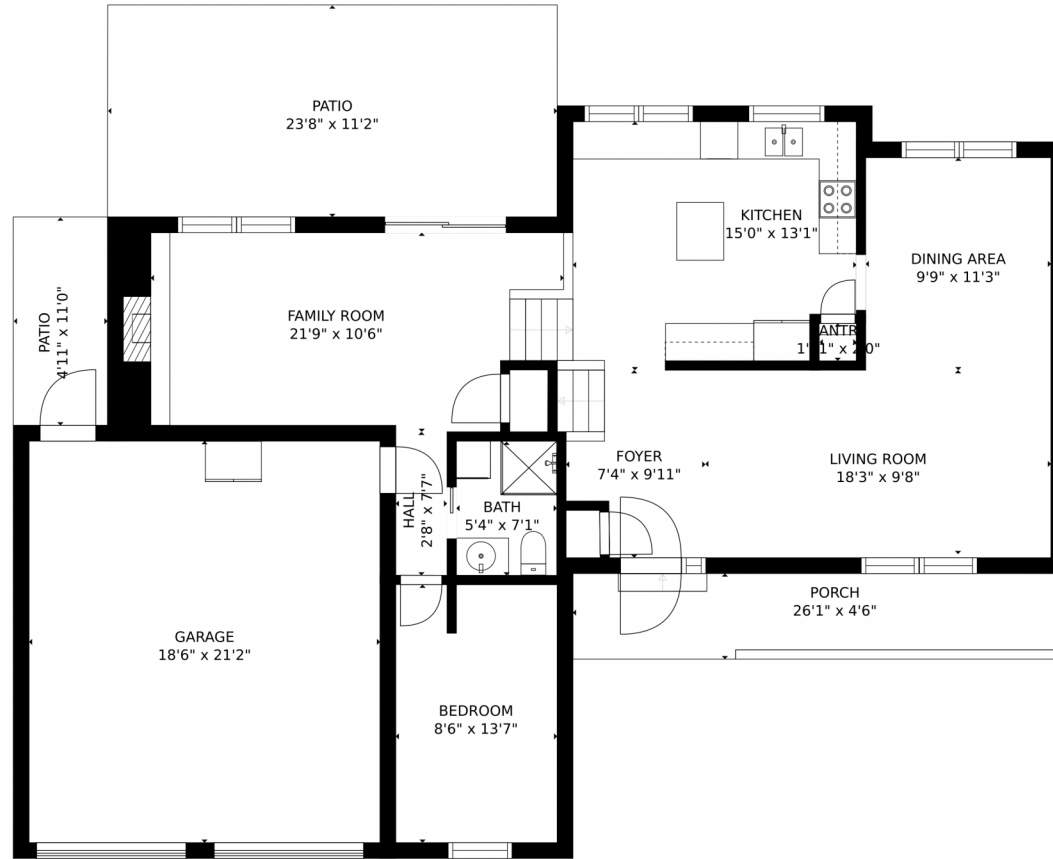
Beautifully cared for home with adorable curb appeal and a private oasis out back that is met by the large Horizon Park, offering privacy and a great view! As you enter in the front door you are greeted by high vaulted ceilings over a large living room, formal dining room and kitchen. The kitchen offers a great amount of space that can allow a breakfast nook or in kitchen dining for less formal evenings as you gaze out the large windows to the open space out back. Up a few stairs you will find your large primary bedroom with a walk-in closet and en suite bathroom as well as two additional bedrooms and a full bathroom. Down to your lower level floor you will enter into a more relaxing family room complete with a wood burning fire place and access to your covered back patio and private backyard. This level is complete with a bedroom and bathroom perfect for guests as well as access to your two car garage. If this wasn't enough space, you will find an additional recreational room down a few more steps to the basement which comes equipped with a projector and surround sound. In the basement you will also be pleasantly surprised with a convenient storage area. Special Note- This home has fully owned solar panels with new converter! No lease! You will not believe the monthly savings! Xcel is CREDITING the current owners between \$25-\$30 per month!



**Ryann Muir**  
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 ryannmuir@yourcastle.com



# 4066 S Yampa Street, Aurora, CO 80013 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft. FLOOR 2: 996 sq. ft.  
FLOOR 3: 737 sq. ft. EXCLUDED AREAS:  
GARAGE: 393 sq. ft. PATIO: 320 sq. ft.  
PORCH: 110 sq. ft.  
TOTAL: 2229 sq. ft.  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



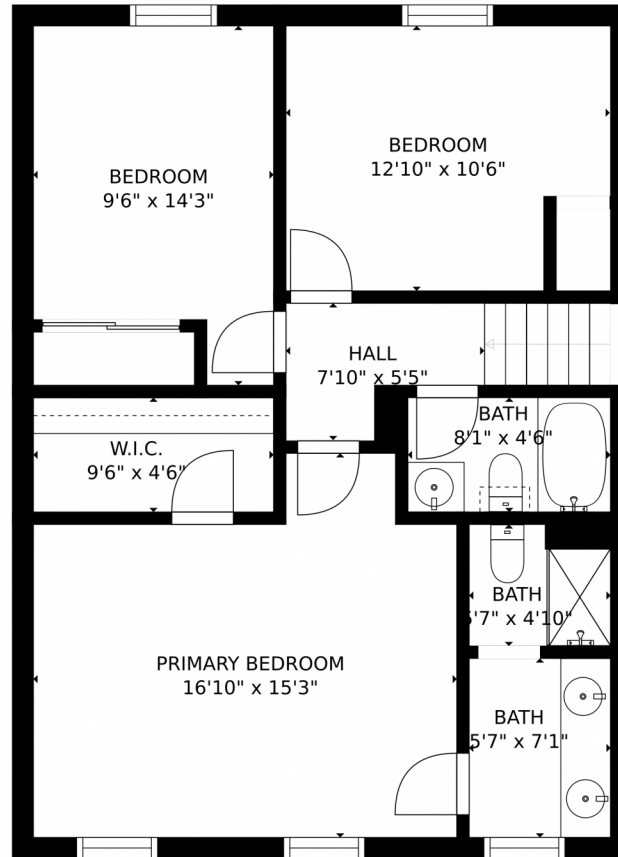
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property  
details



4066 S Yampa Street, Aurora, CO 80013 – Second Level



GROSS INTERNAL AREA  
FLOOR 1: 496 sq. ft. FLOOR 2: 996 sq. ft.  
FLOOR 3: 737 sq. ft. EXCLUDED AREAS:  
GARAGE: 393 sq. ft. PATIO: 320 sq. ft.  
PORCH: 110 sq. ft.  
TOTAL: 2229 sq. ft.  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

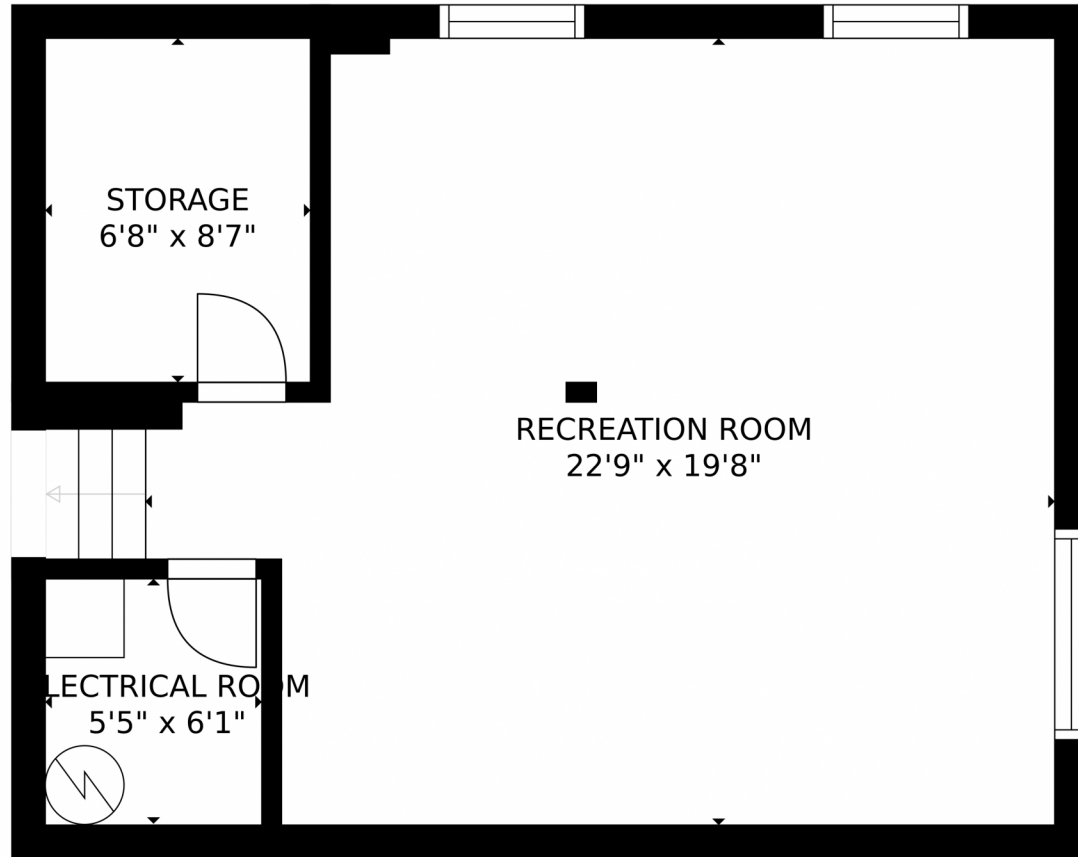


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GROSS INTERNAL AREA  
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FLOOR 3: 737 sq. ft. EXCLUDED AREAS:  
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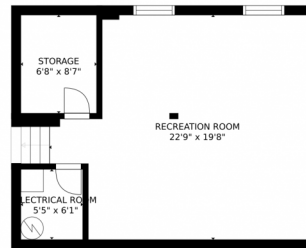
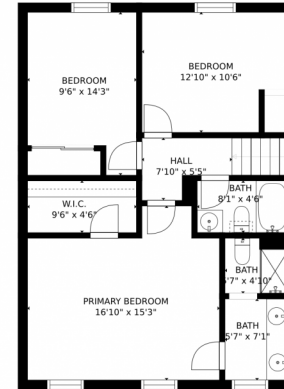
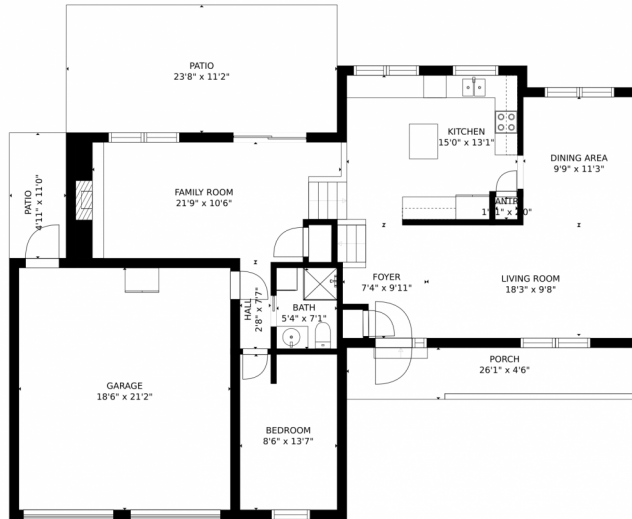
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# 4066 S Yampa Street, Aurora, CO 80013 – All Levels



GROSS INTERNAL AREA  
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PORCH: 110 sq. ft.  
TOTAL: 2229 sq. ft.  
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