



1778 S Tucson Street  
Aurora, CO 80012  
COMMUNITY: Hallcrafts Village East

MLS # 4531455  
PRICE \$550,000



Single Family



2782 SQFT



3 Beds



2/1 Baths



2 Car



0.18 Acre

## PROPERTY DETAILS

Welcome Home to Hallcrafts Village East of Aurora, CO! You will love the sprawling and fantastic layout of your new home offering expansive rooms at every turn from both living spaces offering sunny bay windows to each bedroom adorned with plush carpeting and neutral paint finishes. Flourishing blooms greet you upon arrival in the flower garden leading up to your new front porch. Come on in where you will find a sprawling formal living room offering lovely mountain views and the sunny formal dining space. Quietly nestled at the back of the main level is the entertainment sector gently transitioning you from the kitchen into the breakfast nook and family room. Next venture to the upper level where you will find the owner's suite offering a private bathroom and walk in closet with continued gorgeous mountain views. The upper level is completed by two additional bedrooms and a secondary full bathroom offering versatility allowing for room to grow or a home office space and so much more. The full sized basement awaits your finishing touch with an existing utility room where the washer and dryer are located. Enjoy the privacy and peacefulness of your new backyard boasting rose and vegetable garden along with blueberry bushes and a phenomenal basketball court. Many honey do's have already been honey done during the seller's ownership from new doors, interior paint, furnace and A/C, water heater, garage door opener, refrigerator, oven, and garbage disposal.



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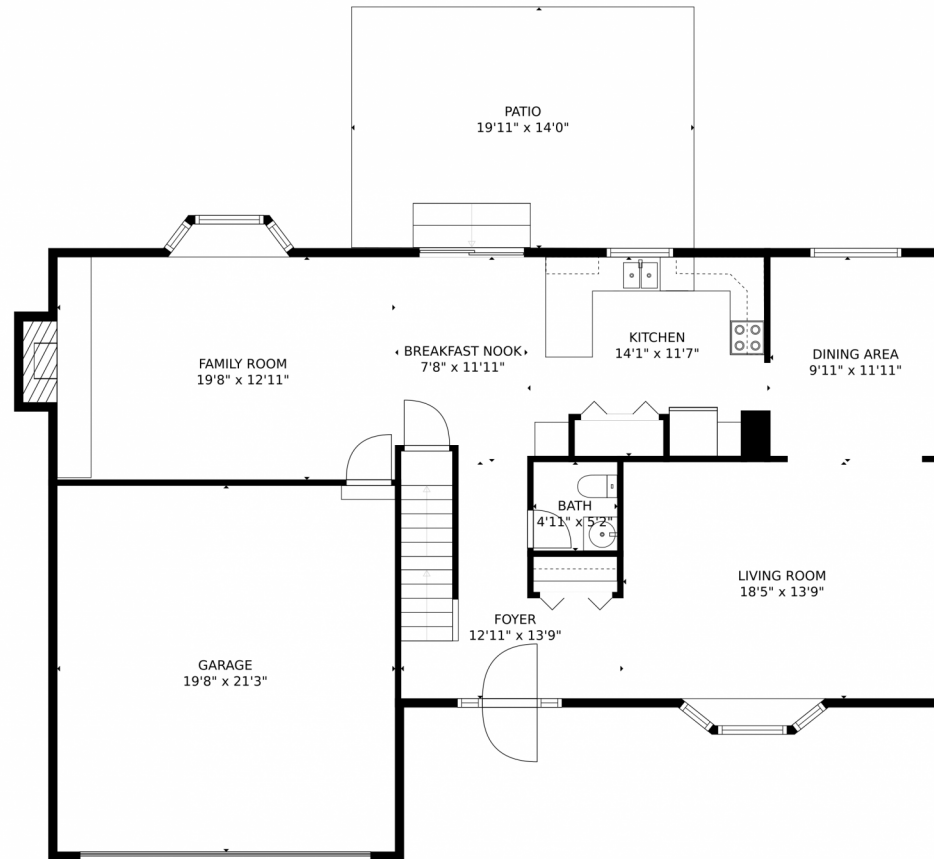
Utah Park offers miles and miles of trails for the jogging or biking enthusiast in your home between Utah Park and the Jewell Wetlands. Toward the section of the park nearest your new home you will find a duck pond along with a trail head literally across your street. As you venture further into the park you will find the playground, the baseball diamond, and a multitude of tennis courts along with a mini amphitheater and finally the Utah Park Indoor Pool which is open to the public.



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# 1778 S Tucson Street, Aurora, CO 80012 – 1st Floor



GROSS INTERNAL AREA  
FLOOR 1: 356 sq. ft., FLOOR 2: 1093 sq. ft.  
FLOOR 3: 804 sq. ft., EXCLUDED AREAS:  
UNFINISHED BASEMENT: 697 sq. ft., GARAGE: 418 sq. ft.  
PATIO: 278 sq. ft.  
TOTAL: 2253 sq. ft.  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

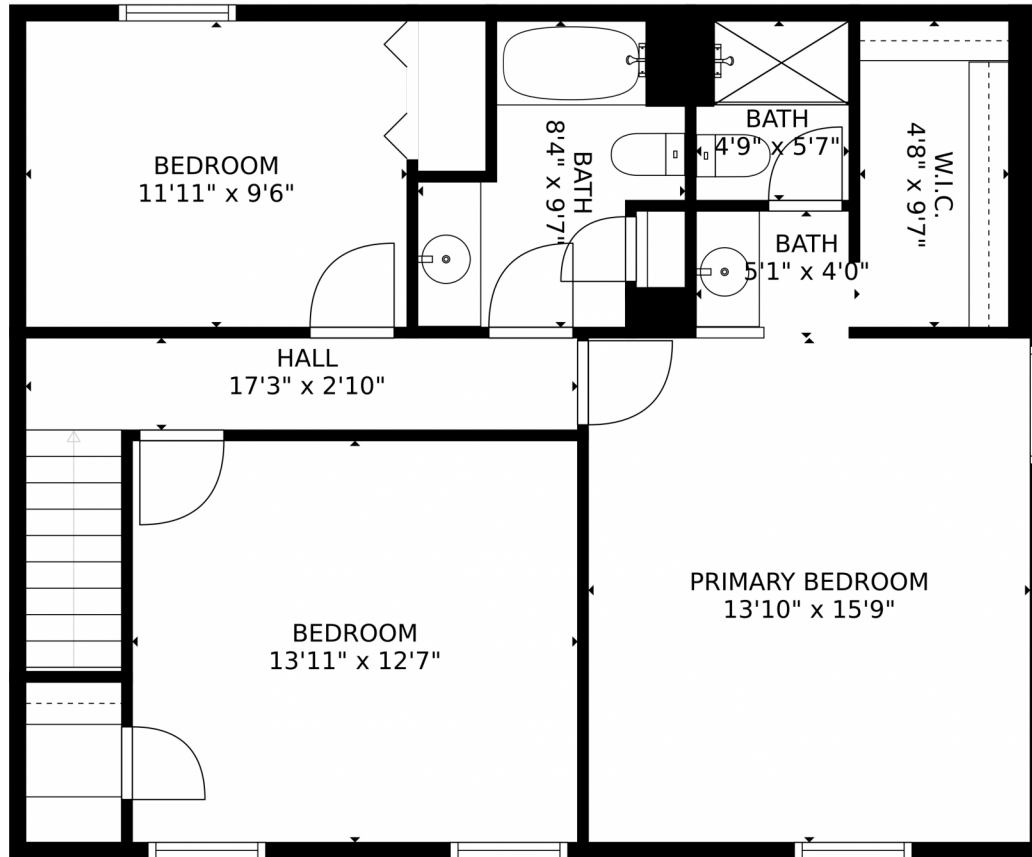


Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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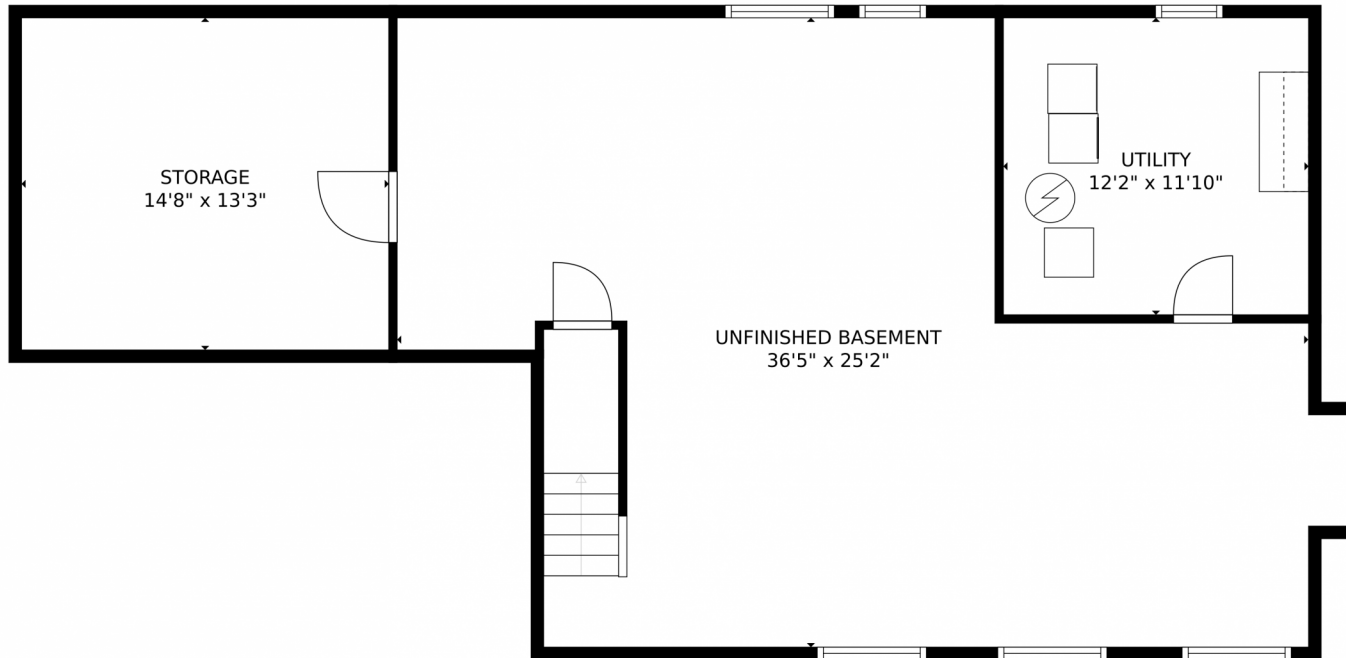
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1778 S Tucson Street, Aurora, CO 80012 – Basement



GROSS INTERNAL AREA  
FLOOR 1: 356 sq. ft, FLOOR 2: 1093 sq. ft  
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PATIO: 278 sq. ft  
TOTAL: 2253 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

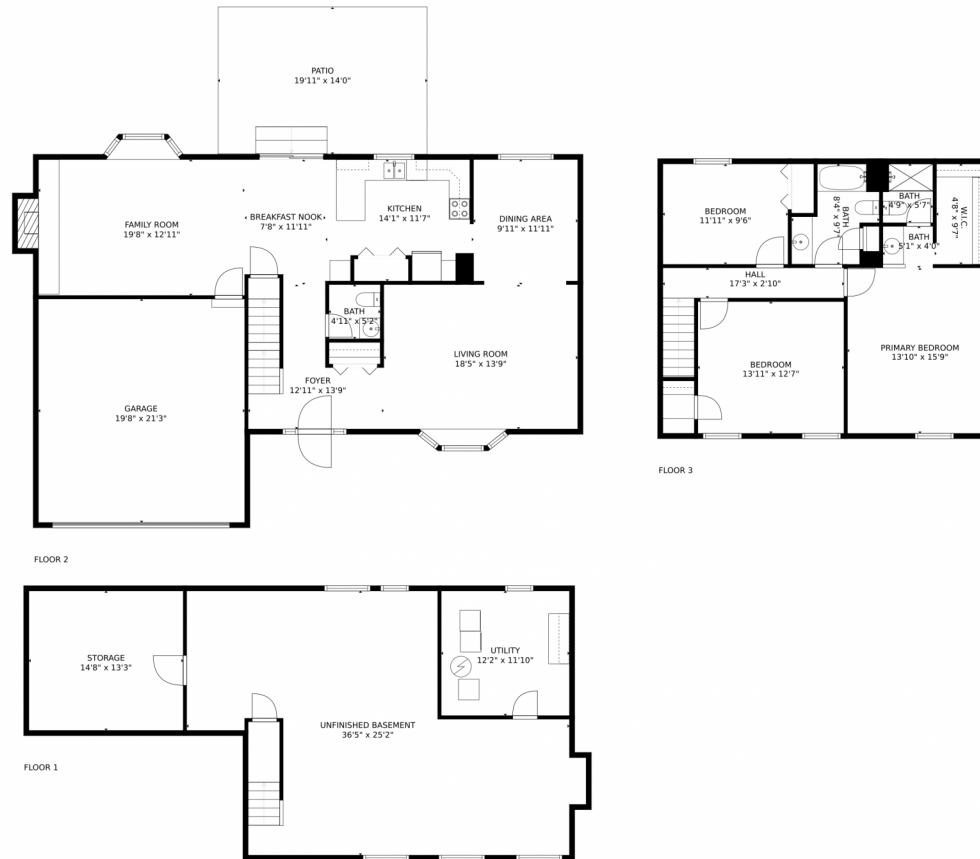
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# 1778 S Tucson Street, Aurora, CO 80012 – All Floors



GROSS INTERNAL AREA  
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PATIO: 278 sq. ft  
TOTAL: 2253 sq. ft

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