



24346 E Ottawa Avenue  
 Aurora, CO 80016  
 COMMUNITY: Tallyns Reach North

MLS # 8551575  
 PRICE \$650,000



Single Family



3360 SQFT



3 Beds



2/1 Baths



2 Car



0.15 Acre

## PROPERTY DETAILS

Welcome Home to Tallyn's Reach North! You will love the open layout of the main level gently transitioning you from the formal dining space into the open concept, great room style entertainment space quietly nestled at the back of the main floor. Next venture upstairs where you are greeted by a spacious loft, great for a teen lounge or office space. The delightful owner's suite is found on the upper level boasting a glorious private 5-piece bathroom. Two additional bedrooms and a secondary full bathroom complete the upper level. Your new backyard will be the envy of all family and friends showcasing an expansive dual zone flagstone paver patio complete with a built in gas grill and firepit along with plenty of grass area for lounge and play; nicely finished with a lovely gardening area at the side of the home and a multitude of maturing trees. You will love living in Tallyn's Reach with miles of trails leading you throughout the community to the pool and clubhouse where you can enjoy holiday events with the HOA around Easter and Christmas to name a few along with a multitude of pocket parks and open spaces. The Caggy Award winning Heritage Eagle Bend Golf Course is also just minutes from your new home offering public tee times daily along with the Nest Restaurant. Residents of Tallyn's Reach enjoy the award-winning education system of Cherry Creek Schools including Cherokee Trail HS which is only a mile away. Every lifestyle convenience and amenity is



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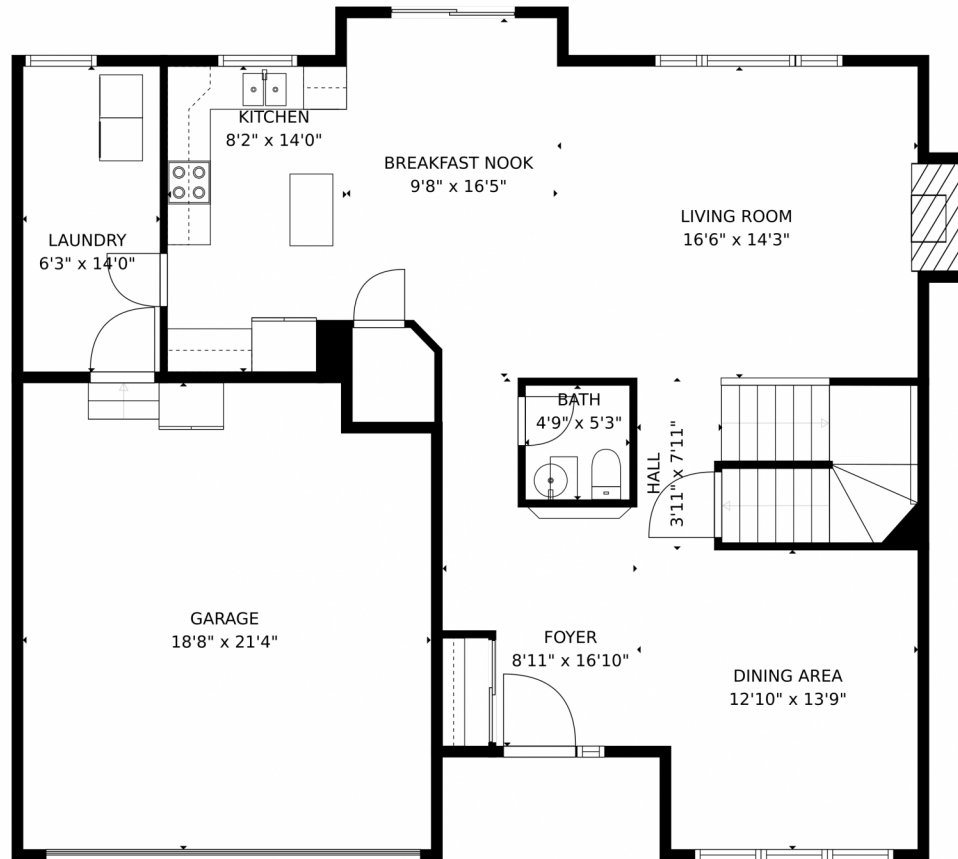
reachable in mere minutes including the grocery store, farmer's market, two separate golf courses, and even the expansive Aurora Reservoir. Enjoy endless dining, shopping, and entertainment options in the Southlands Outdoor Retail District featuring a full AMC Dine-In Movie Theater, abundant casual dining 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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# 24346 E Ottawa Avenue, Aurora, CO 80016 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 1041 sq. ft  
FLOOR 3: 1170 sq. ft, EXCLUDED AREAS:  
UNFINISHED BASEMENT: 311 sq. ft, GARAGE: 390 sq. ft  
TOTAL: 2810 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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

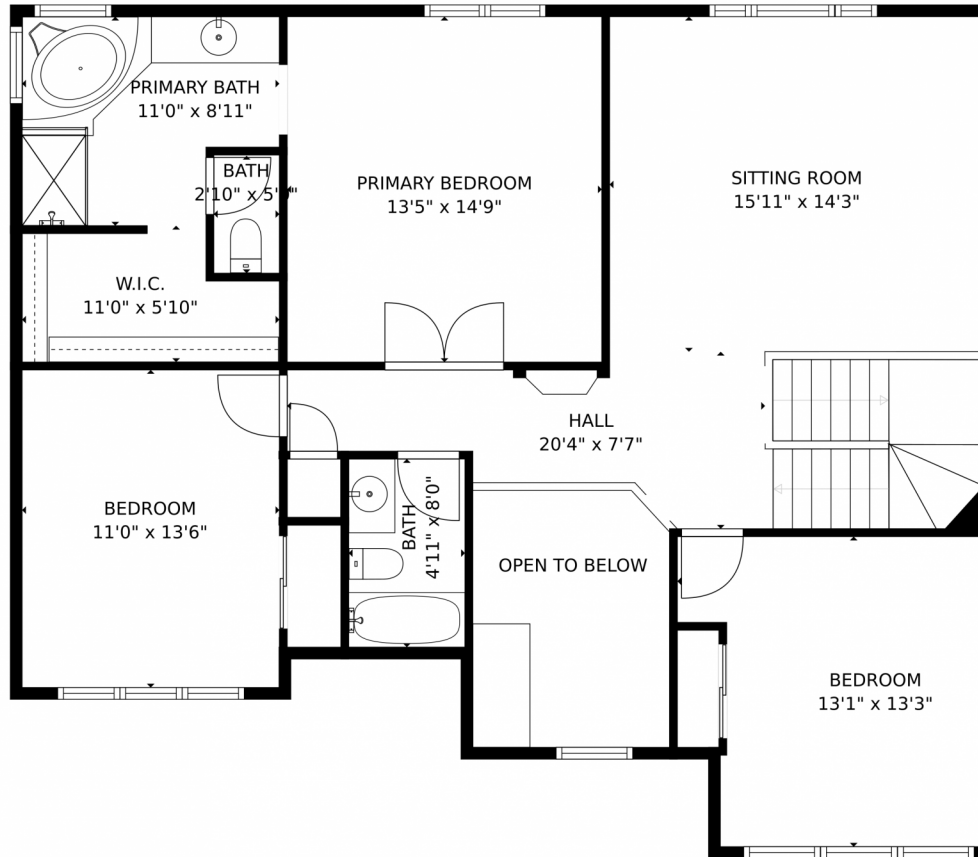


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24346 E Ottawa Avenue, Aurora, CO 80016 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 1041 sq. ft  
FLOOR 3: 1170 sq. ft, EXCLUDED AREAS:  
UNFINISHED BASEMENT: 311 sq. ft, GARAGE: 390 sq. ft  
TOTAL: 2810 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



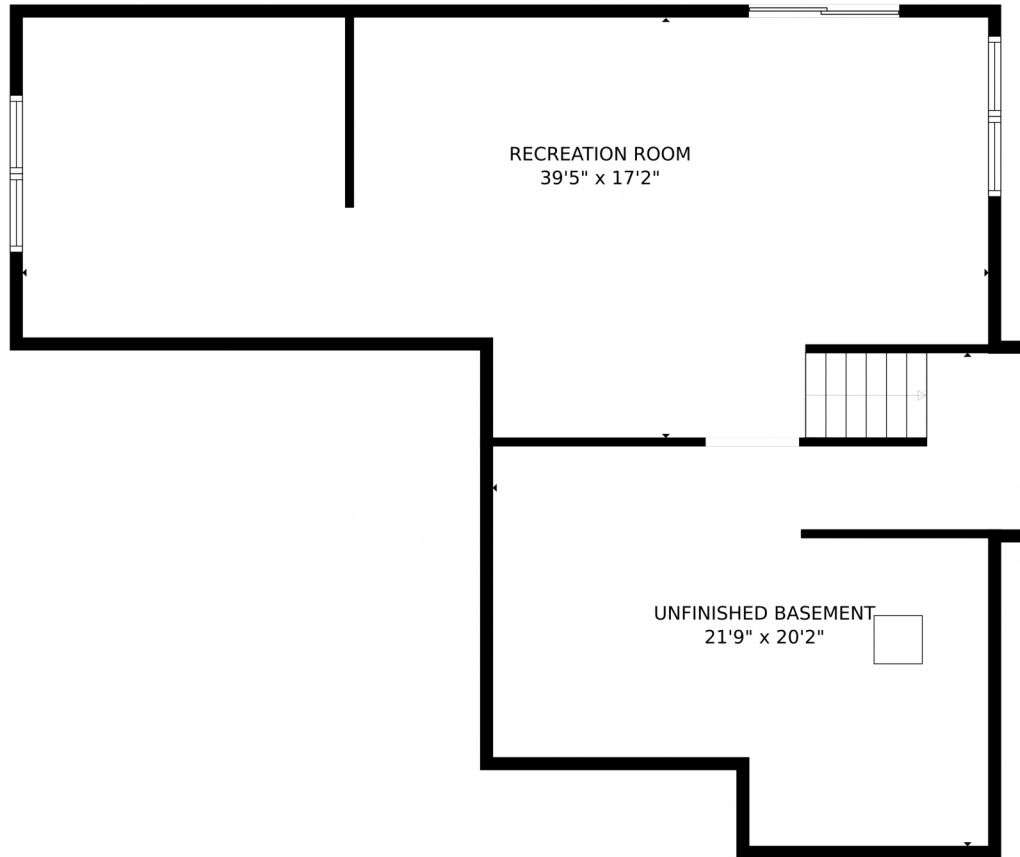
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24346 E Ottawa Avenue, Aurora, CO 80016 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 1041 sq. ft  
FLOOR 3: 1170 sq. ft, EXCLUDED AREAS:  
UNFINISHED BASEMENT: 311 sq. ft, GARAGE: 390 sq. ft  
TOTAL: 2810 sq. ft  
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# 24346 E Ottawa Avenue, Aurora, CO 80016 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 599 sq. ft, FLOOR 2: 1041 sq. ft  
FLOOR 3: 1170 sq. ft, EXCLUDED AREAS:  
UNFINISHED BASEMENT: 311 sq. ft, GARAGE: 390 sq. ft  
TOTAL: 2810 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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