



2725 S Sedalia Street
 Aurora, CO 80013
 COMMUNITY: Hutchinson Heights

MLS # 2558865
 PRICE \$475,000



Single Family 1250 SQFT 3 Beds 2 Baths 2 Car 0.14 Acre

PROPERTY DETAILS

Welcome Home to Hutchinson Heights of Southeast Aurora! This sparkling tri-level beauty is move in ready to the max featuring a newly remastered lower level bathroom and many upgraded lighting features along with newer exterior paint and upgraded seamless gutters. A sunny and spacious living room greets you boasting soaring vaulted ceilings and gently transitioning you into the eat-in kitchen space. Upstairs you will find a sprawling owner's suite along with an additional bedroom and full bathroom offering dual access with the owner's suite and the hall making it easily accessible day or night. The lower level has another family room space, bedroom, bathroom, and the laundry facilities making this level ideal for a guest or teen suite or even a home office space. Popular gray paint finishes on white trim are found throughout much of the home making decorating and personalization a snap. A very generously sized backyard and outdoor living space is found accessible byway of your kitchen making this layout ideal for your next Summer BBQ with family and friends featuring an expansive back patio along with several gardening niches already laid out and ready to go; a partially Xeriscaped design also saves you tons of time and money on maintenance. You will love living in Hutchinson Heights with the City of Aurora's Central Recreation Center within walking distance to your new home offering a robust swimming pool for laps and play along with an



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indoor to outdoor water slide, so many wonderful fitness classes, a full gym with cardio and weightlifting equipment, and even cooking classes. Just minutes to the North of your new home you will find the Buckley Square shopping center, home to King Soopers for your every grocery need and even an Old Chicago and Starbucks meaning your every lifestyle essential is just moments away. Miles and miles of trails are found practically in your backyard, the West Toll Gate Creek Trail which leads all the way into Downtown Denver and beyond.



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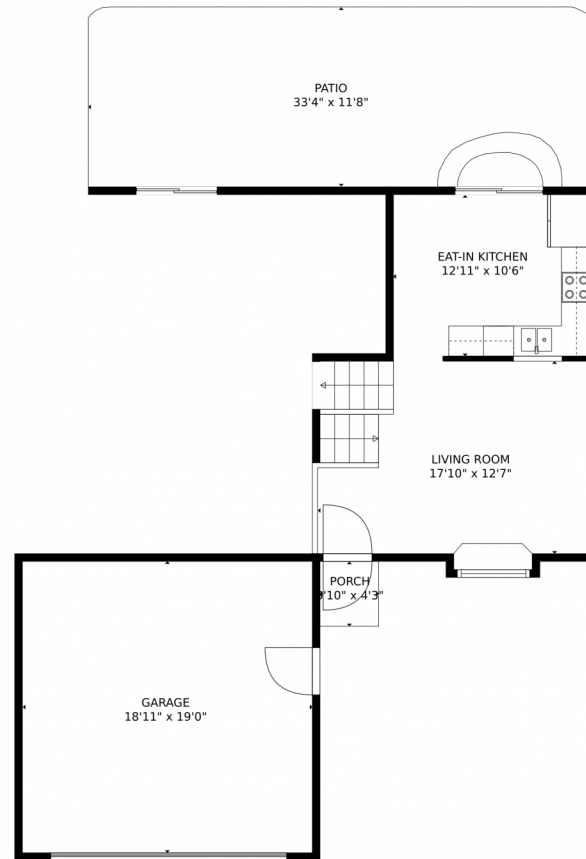
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2725 S Sedalia Street, Aurora, CO 80013 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 383 sq. ft. FLOOR 2: 370 sq. ft.
FLOOR 3: 385 sq. ft. EXCLUDED AREAS:
GARAGE: 360 sq. ft. PATIO: 391 sq. ft.
PORCH: 16 sq. ft.
TOTAL: 1138 sq. ft.

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

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

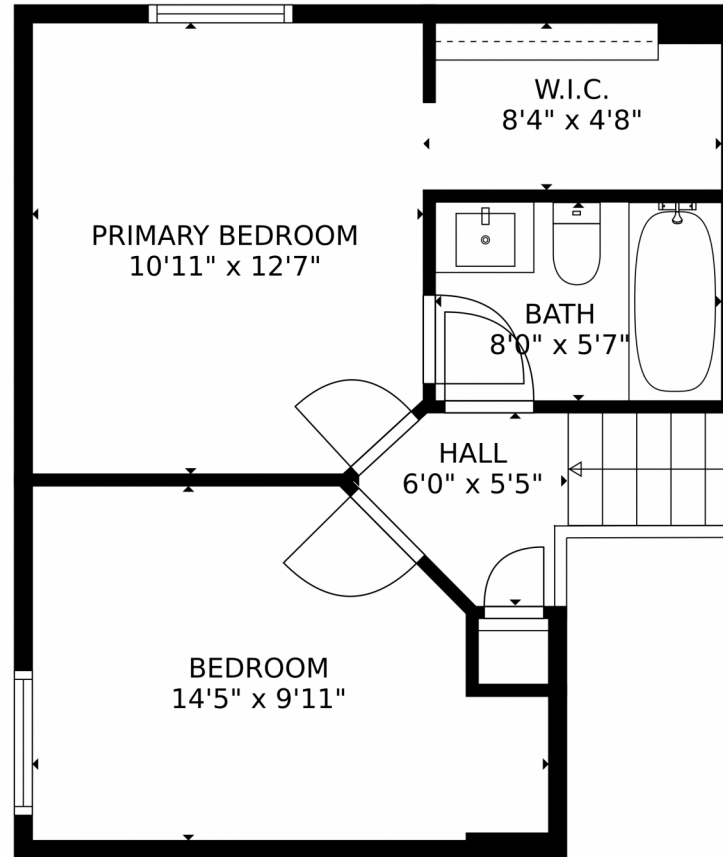


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2725 S Sedalia Street, Aurora, CO 80013 – Second Level



GROSS INTERNAL AREA
FLOOR 1: 383 sq. ft. FLOOR 2: 370 sq. ft.
FLOOR 3: 385 sq. ft. EXCLUDED AREAS:
GARAGE: 360 sq. ft. PATIO: 391 sq. ft.
PORCH: 16 sq. ft.
TOTAL: 1138 sq. ft.

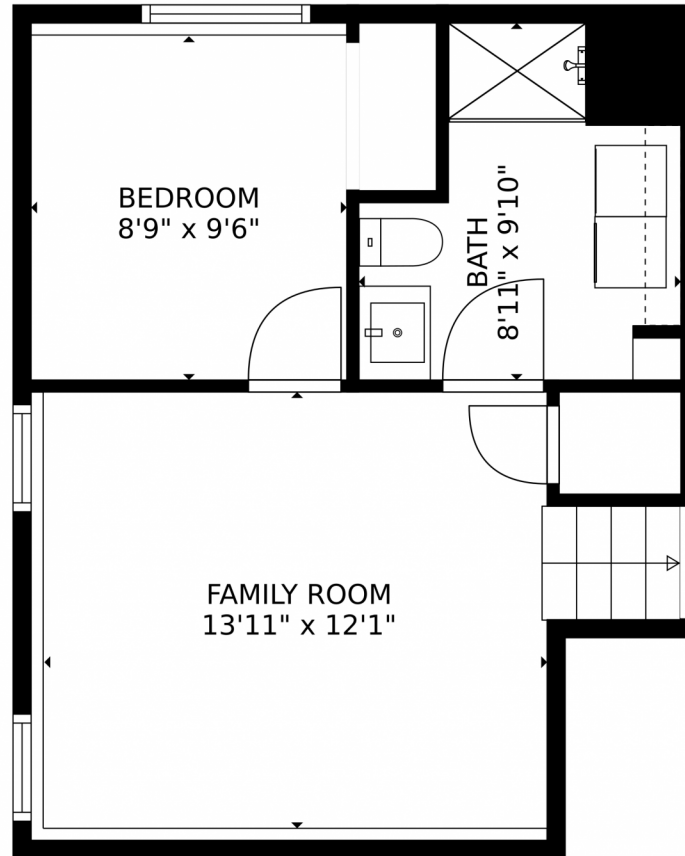
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GROSS INTERNAL AREA
FLOOR 1: 383 sq. ft. FLOOR 2: 370 sq. ft.
FLOOR 3: 385 sq. ft. EXCLUDED AREAS:
GARAGE: 360 sq. ft. PATIO: 391 sq. ft.
PORCH: 16 sq. ft.
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2725 S Sedalia Street, Aurora, CO 80013 – All Levels



GROSS INTERNAL AREA
FLOOR 1: 383 sq. ft. FLOOR 2: 370 sq. ft.
FLOOR 3: 385 sq. ft. EXCLUDED AREAS:
GARAGE: 360 sq. ft. PATIO: 391 sq. ft.
PORCH: 16 sq. ft.
TOTAL: 1138 sq. ft.

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