

WELCOME HOME!



Single Family



2093 SQFT



3 Beds



2/1 Baths



2 Car

PROPERTY DETAILS

Location!Location!Location!Westridge/Highlands Ranch, Close to HR City Center with Great Shopping, Restaurants and Entertainment! This lovely patio home in highly sought-after neighborhood, The Villages at Highlands Ranch, is Spacious, Open, Light and Bright with a large, private Master Bedroom/Bathroom suite, with walk in closet! Two additional bedrooms on the Upper level share a second full bathroom. An over-sized loft makes it a perfect Home Office or Reading/TV landing. Beautiful, Bamboo Hardwood floors in family room, loft hallways and 3rd bedroom, Vaulted ceiling gives a spacious, open feel to this home. The Kitchen/Dining opens onto a private patio. Quiet, Safe, Corner Lot, low maintenance, this home has it all for easy living. HOA includes Community Pool, front lawn maintenance, trash, recycling and Westridge HR Rec Ctr. WELCOME HOME!



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Client 1 Page

1371 Braewood Avenue Lot 298, Highlands Ranch, CO 80129 (Status: Incomplete, Listing ID: 5219010)



List Price: **\$429,000**
Property Type: **Residential**
Property Subtype: **Single Family Residence**
Levels: **Two**
County: **Douglas**
Subdivision Name: **Villages at Highlands Ranch**
Original List Price: **\$429,000**
Structure Type: **Patio/Cluster**
Basement: **Yes**
Year Built: **1996**
Listing Contract Date: **2019**
Association: **Y** Multiple: **Y** Cov/Rest: **Y**
Tax Annual Amt: **\$2,676**
Tax Legal Desc: **LOT 298 HIGHLANDS RANCH #121-A. 0.086 AM/L**
Assoc Fee Tot Annl: **\$2,112.00**
Tax Year: **2019**

Interior Area & SqFt

Building Area Total (SqFt Total): **2,093**
Below Grade Total Area: **464**
PSF Total: **\$205**
Basement: **Unfinished**
Foundation: **Slab**
Heating: **Forced Air**
Cooling: **Central Air**
Interior Features: **Ceiling Fan(s), Five Piece Bath, Vaulted Ceiling(s)**
Appliances: **Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Sump Pump, Washer**
Flooring: **Bamboo, Carpet, Laminate, Tile**
Exclusions: **None**
Living Area (SqFt Finished): **1,629**
Below Grade Finished Area: **0**
PSF Finished: **\$263**
Above Grade Finished Area: **1,629**
Below Grade Unfinished Area: **464**
PSF Above Grade: **\$263**
Bsmnt Ceiling Ht: **1/Family Room**
Fireplace: **1/Family Room**
HVAC Description:

Bed & Bath Summary

Bedrooms Total: **3**
Baths Full: **2**
Baths Three Quarter: **0**
Baths Half: **1**
Baths One Quarter: **0**
Parking Total: **2**
Garage Spaces: **2**
Offstreet Spaces: **0**

Association Information

Assoc 1 Fee/Frequency: **\$124.00 Monthly**
Assoc Fee Incl: **Maintenance Grounds, Recycling, Snow Removal, Trash**
Assoc Amenities: **Clubhouse, Pool**
Restriction Covenants: **Other**
Assoc 2 Fee/Frequency: **\$156.00 Quarterly**
Assoc 3 Fee/Frequency: **None**
Senior Community: **No**
Rental Allowed: **Yes**
Pets Allowed: **Yes**

Site & Location Information

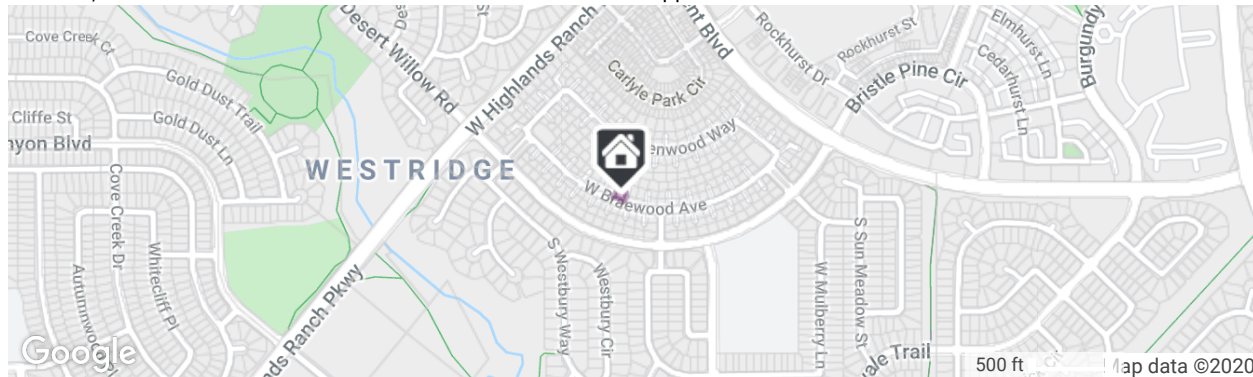
Lot Size: **0.09 Acres / 3,746 SqFt**
Lot Features: **Corner Lot, Landscaped**
Waterfront Feat: **None**
Elementary School: **Eldorado / Douglas RE-1**
Middle/Junior Sch: **Ranch View / Douglas RE-1**
High School: **Thunderside / Douglas RE-1**

Building & Water Information

Architectural Style: **Traditional**
Direction Faces: **East**
Construction Materials: **Frame, Wood Siding**
Roof: **Composition**
Water Included: **No**
View: **Private Yard**
Exterior Features: **Private Yard**
Water Source: **Public**
Sewer: **Public Sewer**

Public Remarks

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All data deemed reliable but not guaranteed.
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