



 Single Family
  2596 SQFT
  4 Beds
  2/1 Baths
  2 Car
  0.26 Acre

## PROPERTY DETAILS

Welcome to 12355 E Arkansas Place, a charming 4-bedroom, 3-bathroom home in Aurora's Utah Park neighborhood. With 2,596 sq ft of living space and a backyard opening onto Peoria Hills Park, this home offers a serene retreat close to conveniences. Natural light fills the cozy living area, formal dining room, and well-equipped kitchen. The inviting family room features a wood-burning fireplace and flows into a sunroom with peaceful backyard views. Upstairs, find two spacious bedrooms, including a primary suite with an ensuite bath. The finished basement adds a non-conforming bedroom, perfect for guests or a home office. Enjoy a two-car garage and a fully fenced yard with park access. Minutes from Utah Park's rec center, schools, shopping, and I-225, this home is a rare find. 12355 E Arkansas Place is more than a house; it's your next chapter.



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 720-404-0001  
 felix.luck@compass.com



# 12355 East Arkansas Place, Aurora, CO 80012 – All Levels



**TOTAL: 2257 sq. ft**  
BELOW GROUND: 547 sq. ft, FLOOR 2: 393 sq. ft, FLOOR 3: 662 sq. ft, FLOOR 4: 655 sq. ft  
EXCLUDED AREAS: STORAGE: 58 sq. ft, GARAGE: 364 sq. ft, SCREENED PORCH: 167 sq. ft,  
FIREPLACE: 13 sq. ft, PORCH: 39 sq. ft, PATIO: 36 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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



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