



Townhouse



1776 SQFT



2 Beds



3/1 Baths



2 Car



0.04 Acre

PROPERTY DETAILS

Welcome to 2970 S. Yampa Way, a beautifully maintained 2-bedroom, 4-bath home with a finished basement and attached 2-car garage in the desirable Tower Ridge neighborhood of Aurora. Enjoy abundant natural light and an open layout on the main floor, perfect for casual evenings or entertaining. Upstairs, find two spacious bedrooms, each with its own bath. The finished basement offers additional living space, ideal for a theater or game room, plus another full bath. Relax on the patio and appreciate the community's walkable paths and family-friendly atmosphere. With easy access to shopping, dining, parks, and more, this property is perfect for both homeowners and investors. Schedule your showing today!



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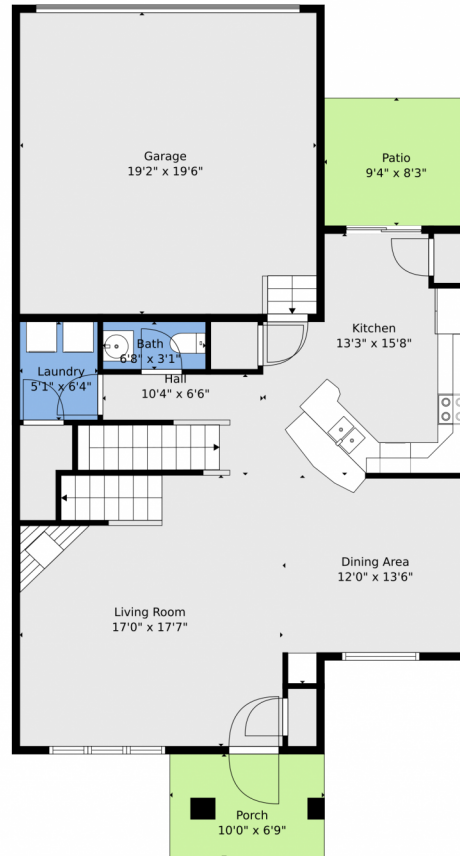
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2970 S Yampa Way, Aurora, CO 80013 — Main



TOTAL: 2035 sq. ft

BELOW GRADE: 649 sq. ft, FLOOR 2: 791 sq. ft, FLOOR 3: 595 sq. ft
EXCLUDED AREAS: UTILITY: 131 sq. ft, GARAGE: 375 sq. ft, PATIO: 77 sq. ft,
PORCH: 68 sq. ft, OPEN TO BELOW: 243 sq. ft, WALLS: 218 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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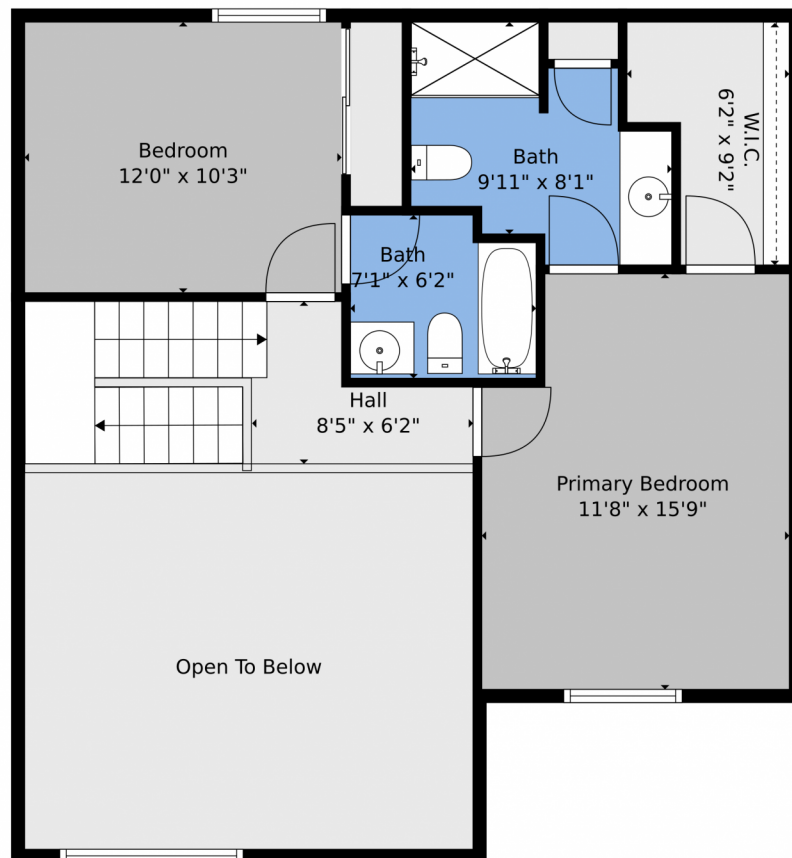
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2970 S Yampa Way, Aurora, CO 80013 – 2nd Level



TOTAL: 2035 sq. ft

BELOW GRADE: 649 sq. ft, FLOOR 2: 791 sq. ft, FLOOR 3: 595 sq. ft
EXCLUDED AREAS: UTILITY: 131 sq. ft, GARAGE: 375 sq. ft, PATIO: 77 sq. ft,
PORCH: 68 sq. ft, OPEN TO BELOW: 243 sq. ft, WALLS: 218 sq. ft

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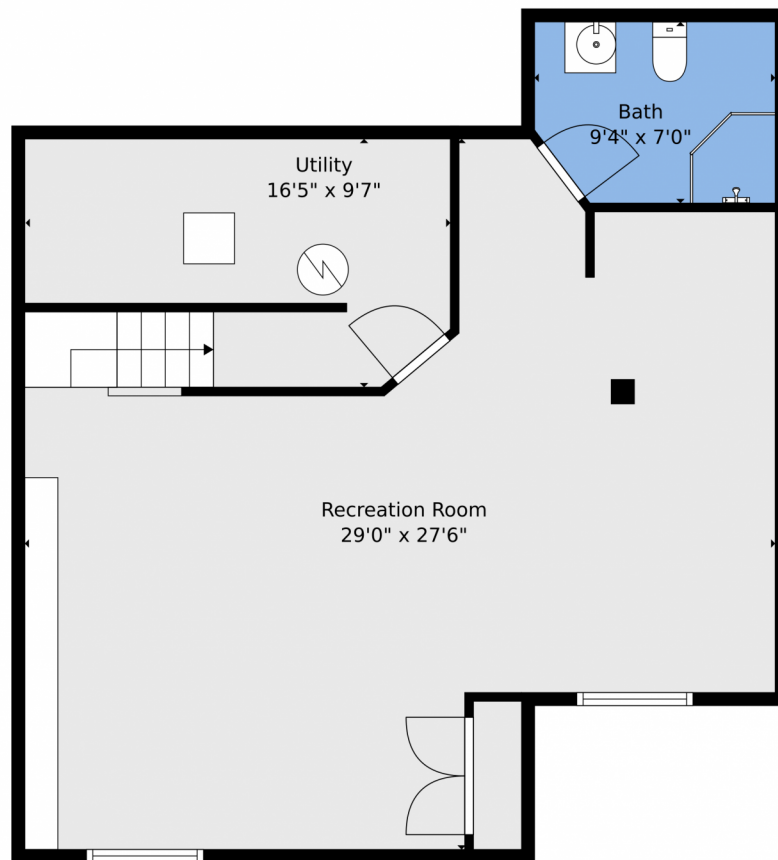
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2970 S Yampa Way, Aurora, CO 80013 — Lower Level



TOTAL: 2035 sq. ft
BELOW GRADE: 649 sq. ft, FLOOR 2: 791 sq. ft, FLOOR 3: 595 sq. ft
EXCLUDED AREAS: UTILITY: 131 sq. ft, GARAGE: 375 sq. ft, PATIO: 77 sq. ft,
PORCH: 68 sq. ft, OPEN TO BELOW: 243 sq. ft, WALLS: 218 sq. ft

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2970 S Yampa Way, Aurora, CO 80013 — All Levels



TOTAL: 2035 sq. ft
 BELOW GRADE: 649 sq. ft, FLOOR 2: 791 sq. ft, FLOOR 3: 595 sq. ft
 EXCLUDED AREAS: UTILITY: 131 sq. ft, GARAGE: 375 sq. ft, PATIO: 77 sq. ft,
 PORCH: 68 sq. ft, OPEN TO BELOW: 243 sq. ft, WALLS: 218 sq. ft

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