



23410 East Moraine Place
Aurora, CO 80016
COMMUNITY: Heritage Eagle Bend

MLS # 8848195
PRICE \$725,000



Single Family



3232 SQFT



3 Beds



3 Baths



2 Car



0.16 Acre

PROPERTY DETAILS

Experience effortless main-level living in this updated ranch-style home within the desirable Heritage Eagle Bend 45+ community. The home features pristine landscaping and a bright interior with a new roof, Anderson windows, furnace, A/C, and water heater. The open layout includes LVP flooring, a spacious living room, dining area, and an updated kitchen with white cabinetry, granite countertops, and stainless steel appliances. Enjoy the covered upper deck for outdoor dining. The main-level primary suite offers a tranquil retreat with a five-piece bath. A second bedroom and updated full bath add convenience. The finished walkout basement includes a recreation room, third bedroom, and $\frac{3}{4}$ bath. Outside, mature trees provide privacy. Heritage Eagle Bend offers an 18-hole golf course, pools, a fitness center, and various activities. Conveniently located near Southlands, Aurora Reservoir, and C-470.



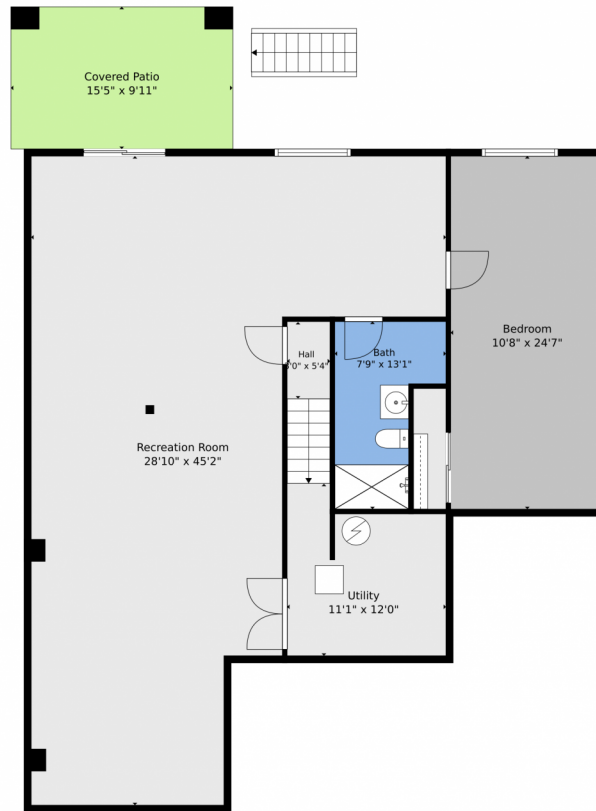
Blair Bryant | Designated Broker
720-589-1740
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<https://www.StellerRealEstate.com>



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23410 East Moraine Place, Aurora, CO 80016 — Lower Level



TOTAL: 2981 sq. ft
Basement: 1373 sq. ft, 1st floor: 1608 sq. ft
EXCLUDED AREAS: COVERED PATIO: 153 sq. ft, UTILITY: 126 sq. ft, GARAGE: 555 sq. ft,
DECK: 122 sq. ft, PORCH: 68 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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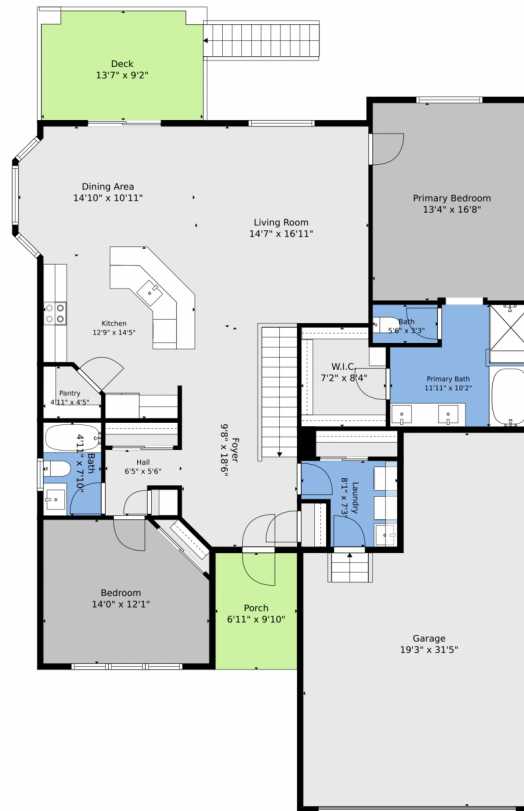
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23410 East Moraine Place, Aurora, CO 80016 — Main Level



TOTAL: 2981 sq. ft

Basement: 1373 sq. ft, 1st floor: 1608 sq. ft

EXCLUDED AREAS: COVERED PATIO: 153 sq. ft, UTILITY: 126 sq. ft, GARAGE: 555 sq. ft,
DECK: 122 sq. ft, PORCH: 68 sq. ft

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23410 East Moraine Place, Aurora, CO 80016 — All Levels



TOTAL: 2981 sq. ft
Basement: 1373 sq. ft, 1st floor: 1608 sq. ft
EXCLUDED AREAS: COVERED PATIO: 153 sq. ft, UTILITY: 126 sq. ft, GARAGE: 555 sq. ft,
DECK: 122 sq. ft, PORCH: 68 sq. ft

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