

Residential Full

**3442 S Genoa St
Aurora, CO 80013**

County: **Arapahoe**
Locale: **SEVEN HILLS**
Community:



MLS#: **8221360**
List Date: **06/10/17**
Status Conditions: **None Known**
Has HOA: **No**
INV Blackout Ends:
Title Company: **CHICAGO TITLE**
Financial Terms: **Cash, Conventional, FHA, VA, \$3500, CHICAGO TITLE Individual**
Earnest \$:
Seller Type:
Legal Desc: **LOT 5 BLK 5 SEVEN HILLS SUB 4TH FLG**

Status: **Active**
List Price: **\$312,900**
Original Price: **\$312,900**
Tax ID: **032344946**
Taxes: **\$997 (2016)**

Type: **Detached Single Family** Style: **Ranch/1 Story**
Architecture: **Traditional** Year Built: **1983**
Construct Details:
Time of Completion:
Builder Name:
Heat Fuel: **Gas**
Heat Type: **Forced Air**
Cooling: **Air Conditioning-Central**
Other HVAC:
HVAC Detail:
Construction: **Brick**
Exterior: **Wood Siding**
Roofing: **Composition Shingles**

Recent: **06/10/2017 : NEW**

Total Beds: **3** Upper Sqft:
Total Baths: **2** Main Sqft: **864** PSF Above Grade: **\$362.15**
Full Baths: **1** Lower Sqft: PSF Total: **\$181.08**
3/4 Baths: **1** Above Grade: **864** PSF Finished: **\$206.94**
Half Baths: **0** Basement Sqft: **864** Bsmt Type: **Full, Standard**
1/4 Baths: **0** Total Sqft: **1,728** Subfloor/Foundation Type:
Rough-in: **No** Finished Sqft: **1,512** Bsmt Finished: **Yes**
Other Finished Sqft: % Fully Finished: **70%**
Other Finished Sqft Desc:
Measurement From: **County Records** Date Measured: **05/12/2017**

School District: **Cherry Creek 5** Jr High/Middle: **Horizon**
Elementary: **Arrowhead** Sr High: **Eaglecrest**
School of Choice:

Appliances: **Dishwasher, Disposal, Dryer, Freezer, Microwave Oven, Refrigerator (Kitchen), Refrigerator (Other), Self-Cleaning Oven, Smoke Alarm, Washer**
Flooring: **Carpet, Laminate**
Interior Features: **Double Pane Windows, Internet Access (Wired), Pet Free, Smoke Free, Updated, Window Coverings**
Countertop Type:
Smart Home Features:
Fireplaces: **1, Location(s): Living Room, Type(s): Wood**
Exclusions: **PERSOANL PROPERTY**
Site Type:

	Beds	Baths	Room Type	Dimensions	Level	Description
Upper	0	0	Bathroom (Full)		Main	
Main	2	1	Bedroom		Main	
Lower	0	0	Bedroom		Main	
Bsmt	1	1	Kitchen		Main	
			Living Room		Main	
			Bathroom (3/4)		Basement	
			Bedroom		Basement	
			Rec/Bonus Room		Basement	

Lot Size: **7,013** Walk Score: **40** Electricity:
Acres: **0.16** Lot #: Electricity Service:
Incorporated: Land MLS #: Faces:
Zoning: **R1** Primary Road:
Water Sources:
Sewer:
Rights:
Site Features:
Site Topography:
Exterior Features:
Views:
Distance To: Bus: Light Rail: Other:
Community Website:
Community MLS#:

Total Spaces: **1** Amps Available: Features: **220 Volts**

Type	# Spaces	Dimensions	Features
Garage (Attached)	1		

Green Features & Certifications

Solar PV: Addendum Uploaded: **No**

Well Type: Permitted Well Uses:
Well Depth: Water Tap Paid:
Issued Permit #'s:

Multiple HOA's:
HOA/Mgmt Name:
Contact #:
Website:
HOA Type:
Fee:
HOA Includes:
HOA Transfer Amt:
Covenants:
Other Restrictions:

HOA/Mgmt Company 2

HOA/Mgmt Company 3

HOA Transfer Based On:

Partial Owner Type: **Not Applicable**
Owner Type:

Available Week(s):
Remarks:

Available Options:

Current Promotions:

Public Remarks

***CALL SHOWING SERVICE NUMBER ONLY TO SET SHOWING*SHOWINGS START JUNE 10TH AT 1PM-7PM/SUNDAY 10AM-6PM. COMPLETELY RENOVATED 3-BEDROOM/2-BATH HOME WITH FINISHED BASEMENT IN SEVEN HILLS! CHERRY CREEK SCHOOLS! SHOPPING & DINING ALL MINUTES WAY! WILL NOT LAST! BROKER USES CTM CONTRACT* BRAND NEW CHOCOLATE HICKORY FLOORS! ALL NEW STAINLESS STEEL KITCHEN APPLIANCES WITH MICROWAVE! UPDATED FAUCETS! NEW FURNACE/CENTRAL A/C/HOT WATER HEATER! YEARS OF WORRY FREE USE! NEW GARAGE DOOR & OPENER WITH REMOTES! ROOF AND GUTTERS RECENTLY REPLACED! NEW COUNTERS & BACK SPLASH AS WELL! TOO MUCH TO LIST!**

Broker Remarks

SELLER IS LICENSED BROKER IN THE STATE OF COLORADO-PLEASE PUT IN ADDITIONAL PROVISIONS.

Directions

EAST ON HAMPDEN TO GENOA AND TURN NORTH TO HOME AND HOME WILL BE ON YOUR RIGHT.

Listing Agent/Office

Name: [Alexander T Sargeant](#)
Office Name: [Jones Homes L.L.C.](#)
Office Phone: **303-750-4186**
Email: sargeantandassociates@msn.com
Phone: **303-908-7722**
Mobile: **303-908-7722**
Agent Fax: **720-382-5978**



Buyers Agency: **2.8%**
Transaction Broker: **2.5%**
Variable Comm: **No**
Listing Contract: **Exclusive Right Agent Owner, Quick Possession**
Additional Info:
Possession: **DOD**
Submitted Prospect: **Yes**
Limited Service: **No**
Expiration Date: **09/29/2017**

Co-Listing Agent/Office

Name:
Office Name:
Office Phone:
Email:
Phone:
Mobile:

Showing Phone: **303-399-9930**
Showing Email:
Showing Notes: **CALL SHOWING SERVICE *****DO NOT USE SHOWING TIME*******
No Show Until:



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