

**3568 S Waco Way  
Aurora, CO 80013**

County: **Arapahoe**  
 Locale: **SUMMER VALLEY**  
 Community:



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MLS#: **6565807** Status: **Incoming**  
 List Date: Status Conditions: **None Known** List Price: **\$345,000**  
 Has HOA: **No** Original Price:  
 INV Blackout Ends: **HERITAGE TITLE** Tax ID: **031608414**  
 Title Company: **Cash, Conventional, FHA, VA,** Taxes: **\$1,588 (2016)**  
 Financial Terms: **\$3500, HERITAGE TITLE**  
 Earnest \$: **Individual**  
 Seller Type: **LOT 24 BLK 2 SUMMER VALLEY SUB 7TH FLG**  
 Legal Desc:

Type: **Detached Single Family** Style: **Ranch/1 Story**  
 Architecture: **Traditional** Year Built: **1980**  
 Construct Details: Model:  
 Time of Completion:  
 Builder Name:  
 Heat Fuel: **Gas**  
 Heat Type: **Forced Air**  
 Cooling: **Evaporative Cooler (Swamp)**  
 Other HVAC:  
 HVAC Detail:  
 Construction: **Frame**  
 Exterior: **Wood Siding**  
 Roofing: **Composition Shingles**

Total Beds:	<b>6</b>	Upper Sqft:		PSF Above Grade:	
Total Baths:	<b>3</b>	Main Sqft:	<b>1,652</b>	PSF Total:	<b>\$104.42</b>
Full Baths:	<b>1</b>	Lower Sqft:		PSF Finished:	<b>\$107.08</b>
3/4 Baths:	<b>2</b>	Above Grade:		Bsmst Type:	<b>Full, Walk-Out</b>
Half Baths:	<b>0</b>	Basement Sqft:	<b>1,652</b>	Subfloor/Foundation Type:	
1/4 Baths:	<b>0</b>	Total Sqft:	<b>3,304</b>	Bsmst Finished:	<b>Yes</b>
Rough-in:	<b>No</b>	Finished Sqft:	<b>3,222</b>	% Fully Finished:	<b>95%</b>
		Other Finished SqFt:		Bsmst Ceiling Height:	
		Other Finished SqFt Desc:			
		Measurement From:	<b>County Records</b>	Date Measured:	<b>08/06/2017</b>

School District: **Adams-Arapahoe 28J** Jr High/Middle: **Horizon**  
 Elementary: **Cimarron** Sr High: **Smoky Hill**  
 School of Choice:

Appliances: **Dishwasher, Disposal, Refrigerator (Kitchen), Stove/Range/Oven**  
 Flooring: **Carpet, Tile Floor**  
 Interior Features: **Breakfast Nook, Exterior Basement Entrance, Interior Basement Entrance, Master Bath, Master Suite, Pantry**  
 Countertop Type: **Laminate**  
 Smart Home Features:  
 Fireplaces: **2, Location(s): Family Room, Type(s): Wood**  
 Exclusions: **WASHER/DRYER/SELLERS PERSONAL EFFECTS.**  
 Site Type:

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	<b>0</b>	<b>0</b>	<b>Bathroom (3/4)</b>		<b>Main</b>	
Main	<b>3</b>	<b>2</b>	<b>Bathroom (Full)</b>		<b>Main</b>	
Lower	<b>0</b>	<b>0</b>	<b>Bedroom</b>		<b>Main</b>	
Bsmst	<b>3</b>	<b>1</b>	<b>Bedroom</b>		<b>Main</b>	
			<b>Family Room</b>		<b>Main</b>	
			<b>Kitchen</b>		<b>Main</b>	
			<b>Living Room</b>		<b>Main</b>	
			<b>Master Bedroom</b>		<b>Main</b>	
			<b>Bathroom (3/4)</b>		<b>Basement</b>	
			<b>Bedroom</b>		<b>Basement</b>	
			<b>Bedroom</b>		<b>Basement</b>	
			<b>Bedroom</b>		<b>Basement</b>	
			<b>Kitchen</b>		<b>Basement</b>	
			<b>Rec/Bonus Room</b>		<b>Basement</b>	

Lot Size: **11,587** Walk Score: **76** Electricity: **Yes**  
 Acres: **0.27** Lot #: Electricity Service:  
 Incorporated: Land MLS #: Faces:  
 Zoning: **R-2** Primary Road: **Paved Road**  
 Water Sources:  
 Sewer: **Public**  
 Rights:  
 Accessed By: **Public Road**  
 Access Maintained By: **City**  
 Site Features:  
 Site Topography: **Flat**  
 Exterior Features: **Balcony, Fence, Sprinkler System, Yard**  
 Views:  
 Distance To: Bus: Light Rail: Other:  
 Community Website:  
 Community MLS#:

Parking & Vehicle Information  
 Total Spaces: **2** Amps Available: Features:

Type	# Spaces	Dimensions	Features
<b>Garage (Attached)</b>	<b>2</b>		

Green Features & Certifications  
 Solar PV: Addendum Uploaded: **No**

Well Type:  
Well Depth:  
Issued Permit #'s:

Permitted Well Uses:  
Water Tap Paid:

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Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3  
HOA/Mgmt Name:  
Contact #:  
Website:  
HOA Type:  
Fee:  
HOA Includes:  
HOA Transfer Amt: HOA Transfer Based On:  
Covenants:  
Other Restrictions:

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Partial Owner Type: **Not Applicable** Available Week(s):  
Owner Type: **Fee Simple** Remarks:

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Available Options:  
Current Promotions:  
Public Remarks

**FULLY FINISHED WALK-OUT BASEMENT WITH 2ND FULL KITCHEN! OVER 3300 SQFT. OF LIVING SPACE! PRIVATE AND SPACIOUS BACK YARD WITH DECK AND BALCONY. CHERRY CREEK SCHOOLS! MULTIPLE ENTERTAINING SPACES! OVER-SIZED TWO-CAR GARAGE! MINUTES FROM SHOPPING, SCHOOLS, PARKS, & ENTERTAINMENT. BEDROOMS IN BASEMENT ARE NON-CONFORMING. \*\*\*PLEASE READ-CALL SHOWING SERVICE NUMBER ONLY- DO NOT CONTACT SHOWING TIME\*\*\* \*\*ALL OFFERS TO BE IN BY SUNDAY, AUG 13TH AT 4PM AND SELLER WILL RESPOND BY MONDAY AUG 14TH BY NOON. SELLER RESERVES THE RIGHT TO ACCEPT ANY OFFER PRIOR TO THAT DEADLINE\*\*\***

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Broker Remarks  
**ONE OF THE SELLERS HAS AN INACTIVE REAL ESTATE LICENSE IN THE STATE OF COLORADO.**

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Directions  
**EAST ON HAMPDEN TO YAMPA WAY. SOUTH ON YAMPA WAY TO WACO WAY AND TURN RIGHT.**

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Listing Agent/Office  
Name: [Vernon R.E. Jones](#)  
Office Name: [Jones Homes L.L.C.](#)  
Office Phone: **303-750-4186**  
Email: [vernon@joneshomesonline.com](mailto:vernon@joneshomesonline.com)  
Phone: **303-359-8218**  
Mobile: **303-359-8218**  
Agent Fax:  
Office Fax: **720-382-5978**



Buyers Agency: **2.5%**  
Transaction Broker: **2.5%**  
Variable Comm: **No**  
Listing Contract: **Exclusive Right**  
Additional Info:  
Possession: **NEGOTIABLE**  
Submitted Prospect: **Yes**  
Limited Service: **No**  
Expiration Date: **12/09/2017**

Co-Listing Agent/Office  
Name:  
Office Name:  
Office Phone:  
Email:  
Phone:  
Mobile:

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

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Property History

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