

Full Property View

2276 S Pitkin Way Unit #A, Bldg 2276, Aurora, CO 80013

---- \$245,000 -

Active

Listing



Listing ID: **1571910** MLS Status: **Active**
 County: **Arapahoe** List Price: **\$245,000**
 Property Type: **Residential** Original List Price: **\$245,000**
 Property Subtype: **Condominium**
 Structure Type: **Low Rise (1-3)** Basement: **Yes**
 Levels: **Three Or More** Year Built: **1984**
 Subdivision Name: **BREAKAWAY CONDOS**
 Listing Contract Date: **06/04/2021** Spec. Listing Cond: **None Known**
 Days in MLS: **0**
 Association: **Y** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$5,880.00**
 Tax Annual Amt: **\$1,410** Tax Year: **2020**
 Special Taxing/Metro District Y/N: **No**
 Tax Legal Desc: **UNIT 140 BLDG 17 AS PER CONDO DECLARATION RECORDED IN B4217 P512 BREAKAWAY CONDOS PHASE I**

Recent: **06/04/2021 : NEW**

Interior Area & SqFt

Building Area Total (SqFt Total): **1,133** Living Area (SqFt Finished): **1,133** Area Source: **Public Records**
 Above Grade Finished Area: **1,133**
 Below Grade Total Area: **0** Below Grade Finished Area: **0** Below Grade Unfinished Area: **0**
 PSF Total: **\$216** PSF Above Grade: **\$216** PSF Finished: **\$216**
 Basement: **Finished, Interior Entry/Standard, Walk-Out Access** Bsmnt Ceiling Ht:
 Foundation:
 Heating: **Forced Air** Fireplace: **1/Living Room**
 Cooling: **Central Air** HVAC Description:
 Interior Features: **Ceiling Fan(s), Master Suite**
 Security Features: **Carbon Monoxide Detector(s)** Flooring: **Concrete, Linoleum, Tile**
 Appliances: **Dishwasher, Disposal, Dryer, Oven, Range, Range Hood, Refrigerator, Washer**
 Other Equipment: Laundry: **In Unit**
 Furnished: **Unfurnished**
 Exclusions: **SELLERS PERSONAL EFFECTS & FREEZER.**

Bed & Bath Summary

| | | | | | |
|--------------------------|----------|---------------------------|----------|------------------|----------|
| Bedrooms Total: | 2 | Bathrooms Total: | 3 | <u>Bathrooms</u> | |
| Upper Level Bedrooms: | 2 | Upper Level Bathrooms: | 2 | Full: | 2 |
| Main Level Bedrooms: | 0 | Main Level Bathrooms: | 1 | Three Quarter: | 0 |
| Lower Level Bedrooms: | 0 | Lower Level Bathrooms: | 0 | Half: | 1 |
| Basement Level Bedrooms: | 0 | Basement Level Bathrooms: | 0 | One Quarter: | 0 |

Detailed Room Info

| <u>Room Type</u> | <u>Rm Level</u> | <u>Dimensions</u> | <u>Description</u> |
|------------------------|-----------------|-------------------|--------------------|
| Living Room | Main | | |
| Kitchen | Main | | |
| Bathroom (1/2) | Main | | |
| Bedroom | Upper | | |
| Bedroom | Upper | | |
| Bathroom (Full) | Upper | | |
| Bathroom (Full) | Upper | | |
| Bonus Room | Basement | | |

Parking

Parking Total: **2** Garage Spaces: **1** Offstreet Spaces: **0**
 Carport Spaces: **1** Reserved Spaces: **0** RV Spaces: **0**
Parking Type # of Spaces Parking Length Parking Width Parking Description
Garage (Attached) **1**
Carport (Attached) **1**
 Parking Features: **Concrete, Lighted, Storage**

Association Information

| | <u>Association 1</u> | <u>Association 2</u> | <u>Association 3</u> |
|--------------------|--------------------------------------|----------------------|----------------------|
| Association Name: | COLORADO ASSOCIATION SERVICES | | |
| Association Type: | Professionally Managed | | |
| Association Phone: | 303-232-9200 | | |

Association Website:
 Assoc Fee/Frequency: **\$490.00 Monthly**
 Assoc Fee Annual: **\$5,880.00** **\$0.00** **\$0.00**
 Assoc Fee Tot Annl: **\$5,880.00**

Assoc Fee Incl: **Capital Reserves, Insurance, Maintenance Grounds, Maintenance Structure, Road Maintenance, Sewer, Snow Removal, Trash, Water**
 Assoc Amenities: **Pool, Tennis Court(s)**
 Restriction Covenants: **Other** Pets Allowed: Senior Community: **No**

Site & Location Information

Current Use:
 Road Surf/Front: **Paved/Shared** Road Responsibility: **Private Maintained Road**
 Elementary School: **Vassar / Adams-Arapahoe 28J**
 Bldg/Complex Name: **BREAKAWAY CONDOS** Middle/Junior Sch: **Mrachek / Adams-Arapahoe 28J**
 High School: **Rangeview / Adams-Arapahoe 28J**
 Parcel Number: **032540265** School of Choice: **No**
 Walk Score: **51** [View Walk, Bike, & Transit Scores](#)

Building Information

Architectural Style: **Contemporary**
 Entry Level/Loc:
 Construction Materials: **Frame** Common Walls: **End Unit** Unit Count:
 Roof: **Composition** Exterior Features: **Tennis Court(s)**
 Patio/Porch Feat: **Deck, Front Porch** Pool Features: **Outdoor Pool**

Water & Utilities

Water Included:
 Utilities: **Cable Available, Electricity Connected, Natural Gas Connected** Water Source: **Public** Sewer: **Public Sewer**
 Electric: **110V**

Public Remarks

End unit and nobody above or below you! Newer stainless steel stove and refrigerator! Bonus room in lower level! Two master suites with full baths! Nice deck in front entry! Garage space and parking behind your attached garage! Newer kitchen counter and cabinets! *Please enter through north entry door* Park where visitor parking signs designate Shopping abounds and is minutes away by walking. Restaurants and eateries within walking distance as well. Schools all close! Needs minor tlc. Seller is related to listing broker** Seller is looking for next property and may need Post-Occ. doc and 7-10 days to find. Please wear mask, no more than 3 people per showing. Respect all Covid-19 restrictions of State, city, and local municipalities. Seller will review offers on Monday but at least needs 24 hrs to review any offer. Seller may go to highest and best. Please be patient. Set showing on Showing time. Showing times are 9am-7pm all days. 30 min window/ 1 hr notice required. Seller is related to listing broker.**

Directions

mapquest

Confidential Information

Private Remarks: **Seller is related to listing broker. Set showing on Showing time. Seller looking for next property and may need time. Please be patient.**
 Buyer Agency Comp: **2.8%** Dual Variable: **No** Submitted Prop: **Yes**
 Transaction Broker Comp: **2.8%**
 Contract Earnest Check To: **FIRST INTEGRITY TITLE** Possession: **Negotiable**
 Contract Min Earnest: **\$2,000** Listing Terms: **Cash, Conventional, FHA, VA Loan**
 Title Company: **FIRST INTEGRITY TITLE** Ownership: **Individual**
 Expiration Date: **10/04/2021**

Showing Information

Showing Instructions: **SET SHOWING ON SHOWING TIME- 1HR NOTICE REQUIRED. 30 MINUTE WINDOW. SHOWING TIMES 9AM-7PM ALL DAYS.**
 Occupant Type: **Owner**

List Agent

List Agent: [Vernon R.E. Jones](#)
 List Agent ID: **315782**



Phone: **303-359-8218**
 Mobile: **303-359-8218**
 Office: **303-750-4186**

List Office: [Jones Homes L.L.C.](#)

Email: vernon@joneshomesonline.com List Office ID: **07391**



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 06/04/2021 11:26:02 AM