

Property Type: Cross Property

Status is 'Sold' Status Contractual Search Date is 05/01/2017 to 01/31/2017 Locale is 'Heritage Eagle Bend'

Residential

Sold Properties

MLS #	Address	City	Bds	Bths	SqFt Abv	SqFt Ttl	Sqft Fin	Sold	PSF Abv	PSF Ttl	CDOM	Orig Price	List Price	Sold Price	SP%OLP
4975341	7561 S Addison Way	Aurora	2	2	1,383	1,383	1,383	03/17/17	239	239	3	330,000	330,000	330,000	100%
4361372	8176 S Winnipeg Ct	Aurora	2	2	1,247	1,247	1,247	03/06/17	281	281	3	350,000	350,000	350,000	100%
2183570	8257 S Sicily Ct	Aurora	3	3	1,737	2,962	2,791	03/13/17	233	137	0	405,000	405,000	405,000	100%
6340123	23691 E Mineral Pl	Aurora	2	2	1,590	2,719	1,590	04/20/17	258	151	3	410,000	410,000	410,000	100%
2955714	8256 S Tempe Ct	Aurora	3	3	1,413	2,653	2,520	03/30/17	308	164	10	435,000	435,000	435,000	100%
7714063	22222 E Canyon Pl	Aurora	2	3	1,535	2,729	2,374	04/28/17	305	171	3	460,000	460,000	467,500	102%
4270935	8154 S Catawba Ct	Aurora	4	3	1,932	3,842	3,016	03/20/17	243	122	127	525,000	499,000	470,000	90%
3317568	8244 S Catawba Ct	Aurora	5	4	2,600	5,180	4,793	03/31/17	201	101	37	549,000	537,500	522,000	95%
Count: 8			Averages:		1,680	2,839	2,464		\$ 258	\$171	26	\$433,000	\$428,313	\$423,688	98%
			Sold Price:		High 537,500			Low \$330,000		Median \$422,500					

Report Totals

Count :	Averages:	SqFt Abv	SqFt Ttl	Sqft Fin	PSF Abv	PSF Ttl	CDOM	Orig Price	List Price	Sold Price	SP%OLP
8		1,680	2,839	2,464	\$ 258	\$171	26	\$433,000	\$428,313	\$423,688	98%





MLS#	3317568	4270935	7714063
Street Address	8244 S Catawba Ct Aurora,CO 80016	8154 S Catawba Ct Aurora,CO 80016	22222 E Canyon Pl Aurora,CO 80016
County	Arapahoe	Arapahoe	Arapahoe
Status	Sold	Sold	Sold
Property Type	Detached Single Family	Detached Single Family	Attached Single Family
List Price	\$537,500	\$499,000	\$460,000
Original Price	\$549,000	\$525,000	\$460,000
List Date	01/22/2017	10/05/2016	03/28/2017
Contract Date	02/27/2017	02/09/2017	03/30/2017
Sold Price	\$522,000	\$470,000	\$467,500
Sold Date	03/31/2017	03/20/2017	04/28/2017
CDOM	37	127	3
Taxes	\$4,349 (2015)	\$4,134 (2016)	\$3,398 (2016)
Style			Other Multi-unit / 1 Stories
Unit Level			
Architecture	Traditional		Paired/Duplex (1 unit)
Year Built	2002	2001	2004
HOAs	No,\$240/M	Yes,\$253/M	Yes,\$253/M, \$159/M
Beds Baths Abv	3 Beds Above / 3 Baths Above	2 Beds Above / 2 Baths Above	2 Beds Above / 2 Baths Above
Beds Baths	5 Beds / 4 Baths	4 Beds / 3 Baths	2 Beds / 3 Baths
SqFt Above	2,600	1,932	1,535
SqFt Total	5,180	3,842	2,729
SqFt Finished	4,793	3,016	2,374
Basement	Garden Level / Full / 85% Fin	Walk-Out / Full / 60% Fin	Walk-Out / Partial / 70% Fin
Lot Size	Acres:0.21 / SqFt:9060	Acres:0.16 / SqFt:7187	
Heat Fuel Type	Forced Air / Gas	Forced Air / Gas	Forced Air / Gas
Cooling	Air Conditioning-Central	Air Conditioning-Central	Air Conditioning-Central
# Fireplaces	2 / Gas/Gas Logs / Basement, Family	3 / Gas/Gas Logs / Basement, Family	1 / Gas/Gas Logs / Living Room
School District	Cherry Creek 5	Cherry Creek 5	Cherry Creek 5
Elem School	Coyote Hills	Coyote Hills	Coyote Hills
Jr. High School	Fox Ridge	Fox Ridge	Fox Ridge
Sr. High School	Cherokee Trail	Cherokee Trail	Cherokee Trail
Parking Total	3	2	2
Parking Spaces	Garage:3	Garage:2	Garage:2
Public Remarks	The Absolute Best HEB has to Offer with a Fully Loaded Golf Cart Included! This Home has been Upgraded Throughout with	You will fall in love with this gorgeous upgraded home that backs to open space! Step through the front doors onto the	Welcome to this exquisite home backing to the 13th fairway. Enjoy a morning cup of coffee or a glass of your favorite wine at





MLS#	2955714	6340123	2183570
Street Address	8256 S Tempe Ct Aurora,CO 80016	23691 E Mineral Pl Aurora,CO 80016	8257 S Sicily Ct Aurora,CO 80016
County	Arapahoe	Arapahoe	Arapahoe
Status	Sold	Sold	Sold
Property Type	Attached Single Family	Attached Single Family	Attached Single Family
List Price	\$435,000	\$410,000	\$405,000
Original Price	\$435,000	\$410,000	\$405,000
List Date	02/16/2017	04/06/2017	02/09/2017
Contract Date	02/26/2017	04/09/2017	02/09/2017
Sold Price	\$435,000	\$410,000	\$405,000
Sold Date	03/30/2017	04/20/2017	03/13/2017
CDOM	10	3	0
Taxes	\$2,835 (2015)	\$1,937 (2016)	\$2,576 (2015)
Style	Other Multi-unit / 1 Stories	Townhouse / 0 Stories	Townhouse / 1 Stories
Unit Level		1	Ground
Architecture		Paired/Duplex (1 unit)	Urban Contemporary
Year Built	2004	2000	2004
HOAs	Yes,\$253/M, \$159/M	Yes,\$253/M, \$159/M	Yes,\$253/M, \$159/M
Beds Baths Abv	2 Beds Above / 2 Baths Above	2 Beds Above / 2 Baths Above	2 Beds Above / 2 Baths Above
Beds Baths	3 Beds / 3 Baths	2 Beds / 2 Baths	3 Beds / 3 Baths
SqFt Above	1,413	1,590	1,737
SqFt Total	2,653	2,719	2,962
SqFt Finished	2,520	1,590	2,791
Basement	Standard / Partial / 95% Fin		
Lot Size	Acres:0.12 / SqFt:5619	Acres:0.27 / SqFt:11935	Acres:0.18 /
Heat Fuel Type	Forced Air / Gas	Forced Air / Gas	Forced Air / Gas
Cooling	Air Conditioning-Central	Air Conditioning-Central	Air Conditioning-Central
# Fireplaces	1 / Gas/Gas Logs / Dining Room, Far	1 / Gas/Gas Logs / Living Room	2 / Gas/Gas Logs / Basement, Living
School District	Cherry Creek 5	Cherry Creek 5	Cherry Creek 5
Elem School	Coyote Hills	Coyote Hills	Coyote Hills
Jr. High School	Fox Ridge	Fox Ridge	Fox Ridge
Sr. High School	Cherokee Trail	Cherokee Trail	Cherokee Trail
Parking Total	2	2	2
Parking Spaces	Garage:2	Garage:2	Garage:2
Public Remarks	Beautiful move in ready Heritage Eagle Bend ranch home! Looking for an open concept floorplan that flows and is easy for entertaining,	Gorgeous, impeccably kept home in maintenance free living. Large maintained lot. Features include granite entry, hardwood floors,	Great home located on the east side of the 17th Tee Box. Close to clubhouse . tennis courts. The roof is new as of 2014. the





MLS# 4361372
 Street Address 8176 S Winnipeg Ct
 Aurora,CO 80016
 County Arapahoe
 Status Sold
 Property Type Attached Single Family
 List Price \$350,000
 Original Price \$350,000
 List Date 01/19/2017
 Contract Date 01/22/2017
 Sold Price \$350,000
 Sold Date 03/06/2017
 CDOM 3
 Taxes \$2,299 (2015)
 Style Townhouse / 1 Stories
 Unit Level
 Architecture Triplex (1 unit)
 Year Built 2003
 HOAs Yes,\$248/M, \$150/M
 Beds | Baths Abv 2 Beds Above / 2 Baths Above
 Beds | Baths 2 Beds / 2 Baths
 SqFt Above 1,247
 SqFt Total 1,247
 SqFt Finished 1,247
 Basement
 Lot Size
 Heat | Fuel Type Forced Air / Gas
 Cooling Air Conditioning-Central, Ceiling Fan
 # Fireplaces 1 / Gas/Gas Logs / Family Room
 School District Cherry Creek 5
 Elem School Coyote Hills
 Jr. High School Fox Ridge
 Sr. High School Cherokee Trail
 Parking Total 2
 Parking Spaces Garage:2
 Public Remarks Heritage Eagle Bend - where the living is easy! This unit is on the 1st fairway of this prestigious 55+ golf course, gated community.

4975341
 7561 S Addison Way
 Aurora,CO 80016
 Arapahoe
 Sold
 Attached Single Family
 \$330,000
 \$330,000
 02/01/2017
 02/04/2017
 \$330,000
 03/17/2017
 3
 \$2,179 (2016)
 Townhouse / 1 Stories
 Ground
 2006
 Yes,\$253/M, \$150/M
 2 Beds Above / 2 Baths Above
 2 Beds / 2 Baths
 1,383
 1,383
 1,383
 Acres:0.13 / SqFt:5663
 Forced Air / Gas
 Air Conditioning-Central, Ceiling Fan
 1 / Gas/Gas Logs / Family Room
 Cherry Creek 5
 Coyote Hills
 Fox Ridge
 Cherokee Trail
 2
 Garage:2
 As soon as you step through the front doors of this gorgeous townhome, you will want to make it yours. Invite your family and

