



**Address:** 7129 SOUTH IRVINGTON COURT  
**Listing #:** 730460

**Property Type:** RESIDENTIAL  
**Status:** UNDER CONTRACT  
**Backup/First:**

**Price:** \$377,200  
**PSF:** \$169.22  
**Fin PSF:** \$107.01

**Area:** S SUBN EAST  
**Type:** DETACH SINGL FAM  
**Style:** RANCH/ONE-STORY  
**Faces:**  
**NS Direction:** SOUTH # : 7100  
**EW Direction:** EAST # : 25000  
**Map/Section:** 830 - A  
**HOA Name:** COLORADO MGMT  
**HOA Phone:** 303-730-2200  
**Total HOA Fees:** 156  
**Fee Quoted:** QUARTERLY **Multiple HOAs:**  
**Fee Includes:** CLUBHOUSE, COMMUNITY POOL, TRASH REMOVAL

**Parcel ID#:** 207130106002  
**Sub Area:** TALLYN'S REACH SUB 2ND FLG  
**Architecture:** CONTEMPORARY  
**Construction:** FRAME/ROCK  
**Roofing Material:** OTHER  
**Car Storage:** GARAGE, ATTACHED  
**Car Spaces:** 3  
**School District:**  
**Elementary:** 5047, COYOTE HILLS  
**Jr High/Middle:** 5717, FOX RIDGE  
**Sr High:** 5905, CHEROKEE TRAIL

**County:** ARAPAHOE  
**City:** AURORA  
**Zip:** 80016  
**Year Built:** 2003  
**Builder:** WALL CUSTOM  
**Model:** ASPEN  
**Lot Size:** 8015  
**Acres:** 0.00  
**Zoned:** R1  
**Unincorporated:**  
**Taxes:** 4,890  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT	
Bedrooms	4		2		2	
Baths	4		FF		FF	
! Square Feet	2229		2229		2217	
Finished Sq Ft Total:	3525	Total Sq Ft:	4446	Date Measured:		
Basement:	FULL, WALK-OUT	Bsmt Finished:	PARTIALLY	% Bsmt Finished:	75	
Master Bedroom:	21X15	MAIN LEVEL	Living Room:	Water:	PUBLIC	
Family Room:	21X19	MAIN LEVEL	Dining Room:	15X13	Sewer:	PUBLIC
Study/Den:	12X11	MAIN LEVEL	Kitchen:	19X18		
Laundry Loc:			Heat:	GAS, FORCED AIR		
# Of Fireplaces:	1		Average Utility:	\$		
Fireplace Loc:	FAMILY ROOM		Subfloor:			

**Description:** FIVE PIECE BATH, LENDER OWNED, MASTER BATHROOM, MASTER SUITE, QUICK POSSESSION, VIEW MOUNTAINS

**! Public Remarks:** UNDER 400K/BEST VALUE IN TALLYN'S REACH! \*SOLD AS IS\* GORGEOUS EXECUTIVE RANCH WITH MOUNTAIN VIEWS!! TRULY A WOW PRICE! MASTER SUITE TO DIE FOR! WALK-OUT BASEMENT THAT IS 75% FIN!

**Broker Remarks:**

**Directions:** SMOKY HILL RD PAST E-470/RT TALLYN'S REACH PKWY / LT ON TO ROXBURY PL/LT ON S. IRVINGTON CT

<b>Buyers Agency:</b> 3.00	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> 303-908-7722
<b>Trans Broker:</b> 3.00	<b>Limited Service:</b> NO	<b>Office Phone:</b> 303-399-9930
<b>Variable Commission:</b> NO	<b>Entry Only:</b> NO	<b>Showing Phone:</b> 303-399-9930
<b>Listor:</b> ALEXANDER T SARGEANT	<b>Exclusive:</b> EXCLUSIVE RIGHT	<b>Fax:</b> 303-344-1621
<b>Listing Office:</b> JONES HOMES L.L.C.	<b>Current List Date:</b> 31-DEC-2008	<b>Email:</b> <a href="mailto:SARGEANTANDASSOCIATES@MSN.COM">SARGEANTANDASSOCIATES@MSN.COM</a>
<b>Office ID:</b> 07391		<b>URL:</b> <a href="http://ALEXANDERSARGEANT.DIRECTHOMES.COM">ALEXANDERSARGEANT.DIRECTHOMES.COM</a>

**Exclusions:** NONE

**Earnest Check To:** JONES HOMES

**Minimum Earnest:** \$2000

Portions of this document include intellectual property of ESRI and Metrolist, Inc.® and are used herein under license. © 1998-2009 Environmental Systems Research Institute, Inc. and Metrolist, Inc.® All rights reserved. All information is subject to change and should be independently verified.