



**Address:**2465 SOUTH XANADU WAY      **Property Type:**CONDOMINIUM      **Price:**[\\$65,000](#)  
**Listing #:**706965      **Bldg/Unit #:**B      **Status:****ACTIVE**      **PSF:**\$59.58  
**Backup/First:**      **Fin PSF:**\$59.58  
**Area:**AURORA SOUTH      **Parcel ID#:**[197325409051](#)      **County:**ARAPAHOE  
**Sub Area:**STRAWBERRY I AT HEATHERIDGE      **Name:**STRAWBERRY      **City:**AURORA  
**Type:**CONDO      **Architecture:**TRADITIONAL      **Zip:**80014  
**Style:**TWO STORY      **Construction:**FRAME      **Year Built:**1974  
**Faces:**WEST      **Roofing Material:**COMPOSITION SHGL      **Builder:**  
**NS Direction:**SOUTH      #:2400      **Car Storage:**OFF STREET      **Model:**  
**EW Direction:**EAST      #:13600      **School District:**      **Unit On End:**  
**Map/Section:** -      **Elementary:**[5080,EASTRIDGE](#)      **Level:**  
**HOA Name:**CUSTOM MGMT.      **Jr High/Middle:**[5740,RAIRIE](#)      **Taxes:**\$706  
**HOA Phone:**303-752-9644      **Sr High:**[5930,OVERLAND](#)      **Unincorporated:**  
**Total HOA Fees:**\$195  
**Fee Quoted:**MONTHLY      **Multiple HOAs:**  
**Fee Includes:**CLUBHOUSE,INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF  
**MT,WATER/SEWER,TRASH,GROUND MAINT**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2	1	1		
Baths	2	F	F		
! Square Feet	1091	500	591		
Finished Sq Ft Total: 1091		Total Sq Ft: 1091		Date Measured:	
Basement: NONE		Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	12X14 UPPER LEVEL	Living Room:	12X22	W/D Hookup In Unit:	
Family Room:		Dining Room:			
Study/Den:		Kitchen:			
Laundry Loc:		Heat:	GAS, FORCED AIR		
# Of Fireplaces:	1	Average Utility:\$			
Fireplace Loc:	LIVING ROOM	Subfloor:			

**Description:** AIR COND-CENTRAL,DBL PANE WINDOWS,DECK,DISPOSAL,DISHWASHER,GOLF COMMUNITY,LENDER OWNED,POOL COMMUNITY,PATIO,QUICK POSSESSION,REFRIGERATOR,VAULTED CEILING,WALK-IN CLOSETS  
**! Public Remarks:**BANK OWNED PROPERTY\*BRING ALL OFFERS! YOU WILL ENJOY THE COOL A/C IN THE SUMMER & THE COZY FIREPLACE IN THE WINTER! LOCATED NEAR THE POOL AREA AND CLOSE TO THE GOLF COURSE\*PLEASE CALL FOR PRE-QUAL LETTER REQUIREMENTS & ADDENDUM A  
**Broker Remarks:**PROPERTY SOLD AS IS BUT REPAIRS TO FACILITATE FINANCING REQS WILL BE CONSIDER  
**Directions:**CALL LISTOR

**Buyers Agency:**2.50      **Prospect Reservation:**      **Listor Phone:**720-221-7795  
**Trans Broker:**2.50      **Limited Service:**NO      **Office Phone:**303-399-9930  
**Variable Commission:**NO      **Entry Only:**NO      **Showing Phone:**303-399-9930  
**Listor:**MICHELLE CARR      **Exclusive:**EXCLUSIVE RIGHT      **Fax:**303-380-1184  
**Listing Office:**[JONES HOMES L.L.C.](#)      **Current List Date:**27-SEP-2008      **Email:**[MC@MICHELLECARRREALTOR.COM](mailto:MC@MICHELLECARRREALTOR.COM)  
**Office ID:**07391      **URL:**[WWW.MICHELLECARRREALTOR.COM](http://WWW.MICHELLECARRREALTOR.COM)

**Exclusions:**NONE      **Earnest Check To:**JONES HOMES      **Minimum Earnest:**\$1000

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