



Address:2769 XANADU STREET  
Listing #:729186

Property Type:RESIDENTIAL  
! Status:ACTIVE  
Backup/First:

Price:\$144,900  
PSF:\$148.62  
Fin PSF:\$74.31

Area:AURORA NORTH  
Type:DETACH SINGL FAM  
Style:RANCH/ONE-STORY  
Faces:

Parcel ID#:182325425016  
Sub Area:MORRIS HEIGHTS FILING NO 6  
Architecture:TRADITIONAL  
Construction:BRICK

County:ADAMS  
City:AURORA  
Zip:80011  
Year Built:1961

NS Direction:NORTH #:2800  
EW Direction:EAST #:13500  
Map/Section:288 - A  
HOA Name:  
HOA Phone:  
Total HOA Fees:0  
Fee Quoted:  
Fee Includes:

Roofing Material:COMPOSITION SHGL  
Car Storage:OFF STREET  
Car Spaces:4  
School District:  
Elementary:3210,SABLE  
Jr High/Middle:3750,NORTH  
Sr High:3930,HINKLEY

Builder:FULL REMODEL  
Model:A STUNNER!  
Lot Size:  
Acres:  
Zoned:R1  
Unincorporated:  
Taxes:1,020  
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		3		1
Baths	2		F		F
! Square Feet	975		975		975
Finished Sq Ft Total:1950		Total Sq Ft:1950		Date Measured:	
Basement:FULL		Bsmt Finished:FULLY		%Bsmt Finished:100	
Master Bedroom:		Living Room:		Water:	PUBLIC
Family Room:		Dining Room:		Sewer:	PUBLIC
Study/Den:		Kitchen:			
Laundry Loc: BASEMENT		Heat:	GAS,FORCED AIR		
# Of Fireplaces:		Average Utility:\$			
Fireplace Loc:		Subfloor:			

**Description:** CABLE AVAILABLE,COVERED PATIO,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,EVAP COOLER,EATING SPACE/KIT,FORMAL DINING,FENCE,NEWER CARPET,NEWER PAINT,QUICK POSSESSION,REFRIGERATOR,REMODELED,STOVE/RANGE/OVEN,TILE FLOOR,UPDATED, UTILITY SHED,WINDOW COVERINGS,WOOD FLOORS,WALL/WALL CARPET

**! Public Remarks:**ALL THE TOYS! NEW FURNACE & H2O HTR\* GLORIOUS ALL NEW KITCHEN W/ NEW APPLIANCES\* GRANITE COUNTERS\*BEAUTIFUL CARPET THRU-OUT\* NEW BATHS W/ NEW BATH TILE SURROUNDS-SINKS TUBS-FLOORING\*THIS IS WHAT A REMODEL SHOULD LOOK LIKE! A WOW PROPERTY W/ WOW PRICE!

**Broker Remarks:**FHA 1/19/2009 EASY TO SHOW\*

**Directions:**SABLE TO 28TH/28TH TO XANADU

**Buyers Agency:**2.80

**Prospect Reservation:**

**Listor Phone:**303-750-4186

**Trans Broker:**2.80

**Limited Service:**NO

**Office Phone:**303-399-9930

**Variable Commission:**NO

**Entry Only:**NO

**Showing Phone:**303-399-9930

**Listor:**VERNON R.E. JONES

**Exclusive:**EXCLUSIVE RIGHT

**Fax:**303-672-9996

**Listing Office:**JONES HOMES L.L.C.

**Current List Date:**20-DEC-2008

**Email:**VERNON@VERNONREJONESREALTOR.COM

**Office ID:**07391

**URL:**WWW.VERNONREJONESREALTOR.COM

**Exclusions:**NONE

**Earnest Check To:**JONES HOMES

**Minimum Earnest:**\$1000

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