



**Address:**1539 SOUTH NUCLA STREET  
**Listing #:**771122

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

**Price:**[\\$179,000](#)  
**PSF:**\$103.47  
**Fin PSF:**\$103.47

**Area:**AURORA SOUTH  
**Type:**DETACH SINGL FAM  
**Style:**TRI-LEVEL  
**Faces:**

**Parcel ID#:**[197520423014](#)  
**Sub Area:**STONE RIDGE PARK SUB 4TH FLG  
**Architecture:**TRADITIONAL  
**Construction:**FRAME/BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**GARAGE, ATTACHED  
**Car Spaces:**1  
**School District:**  
**Elementary:**[3110,IOWA](#)  
**Jr High/Middle:**[3740,MRACHEK](#)  
**Sr High:**[3920,GATEWAY](#)

**County:**ARAPAHOE  
**City:**AURORA  
**Zip:**80017  
**Year Built:**1981  
**Builder:**  
**Model:**  
**Lot Size:**  
**Acres:**  
**Zoned:**R-1  
**Unincorporated:**NO  
**Taxes:**1,230  
**Horses:**

**NS Direction:**SOUTH #:0  
**EW Direction:**EAST #:0  
**Map/Section:**318 - H  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Multiple HOAs:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3		1	
Baths	2	F		T	
! Square Feet	1730	1132		598	
Finished Sq Ft Total:1730		Total Sq Ft:1730		Date Measured:01-MAY-2009	
Basement:GARDEN LEVEL,NONE		Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:		Living Room:		Water:	PUBLIC
Family Room:		Dining Room:		Sewer:	PUBLIC
Study/Den:		Kitchen:			
Laundry Loc: LOWER LEVEL		Heat:	GAS, FORCED AIR		
# Of Fireplaces: 1		Average Utility:\$			
Fireplace Loc: FAMILY ROOM		Subfloor:			

**Description:** CABLE AVAILABLE, DISPOSAL, DISHWASHER, EATING SPACE/KIT, FENCE, FIREPLACE INSERT, GARDEN AREA, GARAGE DR OPENER, JACK & JILL BATH, LANDSCAPED PROF, NEWER CARPET, NEWER PAINT, PATIO, QUICK POSSESSION, REFRIGERATOR, REMODELED, SMOKE ALARM, SELF-CLEANING OV, STOVE/RANGE/OVEN, TILE FLOOR, UPDATED, UTILITY SHED, WOOD STOVE

**! Public Remarks:** BEAUTIFUL NEW REMODEL! CONTEMPORARY UPGRADES. HUGE YARD. PROFESSIONAL LANDSCAPING. GRANITE COUNTERTOPS/NEW APPLIANCES/BEAUTIFUL BATHS/NEW LIGHTING/ SPACIOUS FAMILY ROOM WITH STUNNING TILE WORK ON FP SURROUND/NEW DOORS! A 10+!

**Broker Remarks:** A MUST SEE! YOUR BUYERS WILL NOT BE DISAPPOINTED!

**Directions:** MISSISSIPPI TO BUCKLEY SOUTH TO MEXICO WEST ON MEXICO TO OURAY NORTH AND FOLLOW AROUND TO NUCLA TURN NORTH TO PROPERTY. ACROSS THE STREET FROM SCHOOL.

**Buyers Agency:**2.80

**Prospect Reservation:**

**Listor Phone:**303-249-8047

**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/MARY JONES

**Exclusive:**EXCLUSIVE RIGHT

**Fax:**303-672-9996

**Listing Office:**[JONES HOMES L.L.C.](#)

**Current List Date:**13-MAY-2009

**Email:**[VERNON@VERNONREJONESREALTOR.COM](mailto:VERNON@VERNONREJONESREALTOR.COM)

**Office ID:**07391

**URL:**[WWW.VERNONREJONESREALTOR.COM](http://WWW.VERNONREJONESREALTOR.COM)

**Exclusions:**STAGING ITEMS

**Earnest Check To:**JONES HOMES

**Minimum Earnest:**\$1500

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.