

Features include:

- **Bedrooms - 5**
- **Bathrooms (full) - 1**
- **Bathrooms (3/4th) - 1**
- **Bathrooms (half) - 1**
- **Square Feet - 2,615 sq. ft.**
- **Lot Size - 10,629 sq. ft.**



351 S Peoria Cir, Aurora, CO 80012

Ranch Living in Aurora Hills

\$437,500



Call or Text SHOW to 720-515-1802 to Arrange a Tour or to Learn More.

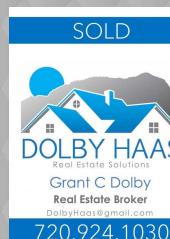
Fantastic opportunity to own this ideally located ranch in the sought after Aurora Hills neighborhood. This welcoming ranch home offers the perfect balance of neighborhood charm and everyday convenience. Nestled on a quiet interior street, this inviting home has flexible living spaces, blending classic brick charm with light filled interiors and thoughtful upgrades. Offering 5 bedrooms (2 non-conforming), 3 baths and an attached oversized 2 car garage.

The spacious living is bright and inviting. And there's a family room finished with tongue and groove and has a cozy wood stove for those chilly evenings. The kitchen is a chef's delight finished with slab granite counters, a central island and ample storage in the cabinetry and has an adjoining dining area.

There are 3 main level bedrooms, including the primary suite with an en suite 1/2 bath, and a full bath. Step down to the finished basement, adding valuable living space, with a rec room, 2 bedrooms (non-conforming), a 3/4 bath, a bonus room and the laundry area. Additional amenities include skylights, an evaporative cooler and ceiling fans.

Outside, the large fully fenced yard offers endless possibilities, from summer barbecues on the covered patio to quiet evenings under the stars. Mature landscaping, sprinkler systems front and back, and a level yard make outdoor living enjoyable. The oversized 560 sqft garage has plenty of extra storage space.

Location is key: walk to parks and trails, including nearby Highline Canal, just minutes to Town Center with shopping and dining, or hop on nearby transit, including bus service just a block away and light rail within easy reach for seamless connections throughout the metro area. Close to Cherry Creek schools, in a district honored for academic achievement and growth. Quick access to I-225 and 20 minutes to DIA. With no HOA and zoning for flexible use, this property is an opportunity to embrace both calm neighborhood living and urban convenience.



**Grant Dolby
Broker**

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Equal Housing. Information believed to be accurate but is not guaranteed

