

Full Property View - Client

26508 E Walker Drive, Aurora, CO 80016

\$899,000 - Coming Soon



Listing ID:	6229837	MLS Status:	Coming Soon
County:	Arapahoe	List Price:	\$899,000
Property Type:	Residential	Original List Price:	
Property Subtype:	Single Family Residence	Basement:	Yes
Structure Type:	House	Year Built:	2008
Levels:	Two		
Subdivision Name:	Beacon Point		
Expected Active Date:	04/18/2024	Spec. Listing Cond:	None Known
Listing Contract Date:			
Days in MLS:	0		
Association: Y Multiple: N Cov/Rest: Y		Assoc Fee Tot Annl:	\$1,000.00
Tax Annual Amt:	\$5,405	Tax Year:	2022
Special Taxing/Metro District Y/N:	Yes		
Tax Legal Desc:	LOT 25 BLK 6 BEACON POINT SUB 2ND FLG		

Recent: **04/16/2024 : Coming Soon : ->CSN**

Next OH: Public: Sat Apr 20, 9:00AM-12:00PM

Interior Area & SqFt

Building Area Total (SqFt Total):	5,260	Living Area (SqFt Finished):	3,448	Area Source:	Public Records
Above Grade Finished Area:	3,448	Below Grade Finished Area:	0	Below Grade Unfinished Area:	1,812
Below Grade Total Area:	1,812	PSF Above Grade:	\$261	PSF Finished:	\$261
PSF Total:	\$171	Basement:	Bath/Stubbed, Daylight, Full, Sump Pump, Unfinished		
Foundation:		Bsmnt Ceiling Ht:			
Heating:	Forced Air	Fireplace:	2/Gas, Living Room, Primary Bedroom		
Cooling:	Central Air	HVAC Description:			
Interior Features:	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Five Piece Bath, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Radon Mitigation System, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)				
Security Features:	Radon Detector	Flooring:	Carpet, Wood		
Window Features:	Double Pane Windows, Window Coverings	Spa Features:			
Appliances:	Cooktop, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator				
Exclusions:	Washer & dryer, refrigerator in garage, all personal property. In garage, work bench, screw/parts rack & other racking.				

Bed & Bath Summary

Bedrooms Total:	4	Bathrooms Total:	4	<u>Bathrooms</u>	
Upper Level Bedrooms:	4	Upper Level Bathrooms:	3	Full:	2
Main Level Bedrooms:	0	Main Level Bathrooms:	1	Three Quarter:	1
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	1
Basement Level Bedrooms:	0	Basement Level Bathrooms:	0	One Quarter:	0

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
Primary Bedroom	Upper		With Fireplace
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Primary Bathroom (Full)	Upper		
Bathroom (Full)	Upper		
Bathroom (1/2)	Main		
Laundry	Main		
Kitchen	Main		
Office	Main		
Sun Room	Main		
Dining Room	Main		
Family Room	Main		With Vaulted Ceilings & Fireplace
Living Room	Main		
Bathroom (3/4)	Upper		

Parking

Parking Total:	3	Garage Spaces:	3	Offstreet Spaces:	0
Parking Type	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
Garage (Attached)	3				
Parking Features:	Exterior Access Door				

Association Information

<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name: Beacon Point Metro		

Association Type: **Professionally Managed**
Association Phone: **3039870835**
Association Website: **Beaconpointco.com**
Assoc Fee/Frequency: **\$250.00 Quarterly**
Assoc Fee Annual: **\$1,000.00** **\$0.00** **\$0.00**
Assoc Fee Tot Annl: **\$1,000.00**

Assoc Fee Incl: **Recycling, Trash**
Assoc Amenities: **Clubhouse, Fitness Center, Park, Playground, Pool, Tennis Court(s), Trail(s)**

Restriction Covenants: **No Street Parking** Pets Allowed: Senior Community: **No**

Site & Location Information

Lot Size: **0.24 Acres / 10,559 SqFt** Fencing:
Current Use:
Lot Features: **Level**
Bldg/Complex Name: Elementary School: **Pine Ridge / Cherry Creek 5**
Middle/Junior Sch: **Infinity / Cherry Creek 5**
High School: **Cherokee Trail / Cherry Creek 5**
School of Choice:
Parcel Number: **034624376** [View Walk, Bike, & Transit Scores](#)
Walk Score: **2**

Building Information

Architectural Style: **Traditional**
Attached Property: **No** Common Walls:
Direction Faces: **North** View:
Construction Materials: **Frame**
Roof: **Composition** Exterior Features: **Garden, Rain Gutters**
Pool Features:
Patio/Porch Feat: **Front Porch, Patio**

Water & Utilities

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**

Public Remarks

Welcome to this Magnificent Beacon Point 4 Bedroom, 4 Bath Home. As you walk through the front door, you are greeted with a gently curving staircase & hardwood floors. Just a glimpse of the beauty awaiting you with the rest of the home. With vaulted ceilings and a cozy fireplace in the large family room, this home offers a warm and inviting atmosphere. The large kitchen boasts granite countertops, a double oven, and an island, making it ideal for cooking and entertaining. Office is also well sized for a comfortable working environment. Additional amenities on the first floor include a living room, Sunroom, laundry room & 3 car garage! Primary bedroom boasts an large ensuite 5 piece bath, walk in closets, vaulted ceilings and fireplace. With a secondary bedroom featuring a private bathroom, this home is perfect for guests or family members. Two other nice sized secondary bedrooms share a hallway bathroom. Outside, you'll find an oversize backyard with gardens and a patio, perfect for enjoying the Colorado sunshine. Large, unfinished 1,812 sq. foot basement, just waiting for you to plan your ultimate basement layout. Community offers a lavish pool, tennis courts, trails, park, fitness center & clubhouse. Located near shopping and entertainment at Southlands and within the Cherry Creek School District, this home offers grand style, comfort and convenience. This home has everything you have been looking for! Don't miss out on the opportunity to make this beautiful house your new home!

CO-OP Information

CO-OP Compensation **2.8%**
The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact the listing broker for details.



All data deemed reliable but not guaranteed.
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