



## Perfect Starter Home

Walking Distance to Utah Park

12814 E Florida Dr , Aurora CO 80012

MLS: 6680064    PRICE: \$385,000.00

Bedrooms: 3  
Full Baths: 1  
HOA: None  
Parking: 2 Cars  
Floors: 1

Subdivision: Hallcrafts Village East  
Year Built: 1973  
Lot Size: 8276  
Sqft: 960

### PROPERTY FEATURES:

- Central heat
- Breakfask nook
- Stove/Oven
- Washer
- Balcony, Deck, or Patio
- Tile floor
- Dishwasher
- Microwave
- Dryer
- Yard
- Living room
- Refrigerator
- Granite countertop
- Laundry area - inside

### OTHER FEATURES:

- No HOA

### PROPERTY DESCRIPTION:

Don't miss this Ranch home under \$400K near Utah Park & Pool. Upgraded cabinets, granite countertops, black appliances, W/D included, stone floors in kitchen/bath. Large back yard with covered patio. Owned by a plumber, so house has many plumbing upgrades. Close to I-225, Light Rail, & the many trails in Jewel Wetlands Park & Wildlife Sanctuary.

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