

**Cross Property Full Property View**

**2654 S Gibraltar Street, Aurora, CO 80013**

Listing

**2654 S Gibraltar St  
Aurora, CO 80013**

County: **Arapahoe**  
Locale: **Sterling Hills**  
Community:

MLS#: **4416831** Status: **Active**  
List Date: **05/29/19** List Price: **\$358,000**  
Status Conditions: **None Known** Original Price: **\$358,000**  
Has HOA: **Yes** Tax ID: **033582683**  
INV Blackout Ends: Taxes: **\$2,450 (2017)**  
Title Company: **Paramount Title Agency**  
Financial Terms: **Cash, Conventional, FHA, VA,**  
Earnest \$: **4000, Paramount Title Agency**  
Seller Type: **Individual**  
Legal Desc: **LOT 3 BLK 2 STERLING HILLS SUB 2ND FLG EX M/R**



Type: **Detached Single Family** Style: **2 Story**  
Architecture: Year Built: **1998**  
Heat Fuel: **Gas**  
Heat Type: **Forced Air**  
Cooling: **Air Conditioning-Central**  
Construction: **Frame**  
Exterior: **Other, Stone**  
Roofing: **Architectural Shingles**

Recent: **05/29/2019 : NEW**

Total Beds:	<b>3</b>	Upper Sqft:	<b>693</b>	PSF Above Grade:	<b>\$258.30</b>
Total Baths:	<b>3</b>	Main Sqft:	<b>693</b>	PSF Total:	<b>\$258.30</b>
Full Baths:	<b>2</b>	Lower Sqft:		PSF Finished:	<b>\$258.30</b>
3/4 Baths:	<b>0</b>	Above Grade:	<b>1,386</b>	PSF Finished All:	<b>\$258.30</b>
Half Baths:	<b>1</b>	Basement Sqft:		Bsmt Type:	<b>None</b>
1/4 Baths:	<b>0</b>	Total Sqft:	<b>1,386</b>	Subfloor/Foundation Type:	
Rough-in:	<b>No</b>	Finished Sqft:	<b>1,386</b>	Bsmt Finished:	
		Measurement From:	<b>County Records</b>	% Fully Finished:	
				Date Measured:	<b>05/27/2019</b>

School District: **Adams-Arapahoe 28J** Jr High/Middle: **Mrachek**  
Elementary: **Side Creek** Sr High: **Rangeview**

Appliances: **Dishwasher, Disposal, Microwave Oven, Refrigerator (Kitchen), Self-Cleaning Oven, Smoke Alarm, Stove/Range/Oven, Sump Pump**  
Flooring: **Carpet, Laminate, Tile Floor**  
Interior Features: **Cable Available, Double Pane Windows, Eating Space / Kitchen, Master Suite**  
Countertop Type: **Granite**  
Laundry: **Closet**  
Exclusions: **WASHER/DRYER and all staging and personal property.**

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	<b>3</b>	<b>2</b>	<b>Bathroom (Full)</b>		<b>Upper</b>	
Main	<b>0</b>	<b>1</b>	<b>Bathroom (Full)</b>		<b>Upper</b>	<b>En Suite in Master Bedroom</b>
Lower	<b>0</b>	<b>0</b>	<b>Bedroom</b>		<b>Upper</b>	
Bsmt	<b>0</b>	<b>0</b>	<b>Bedroom</b>		<b>Upper</b>	
			<b>Master Bedroom</b>		<b>Upper</b>	<b>ceiling fan with walk in closet</b>
			<b>Bathroom (1/2)</b>		<b>Main</b>	
			<b>Kitchen</b>		<b>Main</b>	<b>Granite counters, Stainless steel appliances</b>
			<b>Laundry</b>		<b>Main</b>	
			<b>Living Room</b>			<b>Nice vaulted ceilings</b>

Lot Size: **5,140** Walk Score: **6** Electricity: **Yes**  
Acres: **0.12** Lot #: Electricity Service: **220V**  
Incorporated: Land MLS #: Faces: **West**  
Zoning: **RZSFD** Primary Road: **Paved Road**  
Water Sources: **Public**  
Sewer: **Public**  
Gas: **Yes**  
Gas Type: **Natural Gas**  
Other Available Utilities: **Cable TV, Internet Access (Wired)**  
Accessed By: **Public Road**  
Access Maintained By: **City**  
Site Topography:  
Exterior Features: **Deck, Fence, Front Porch, Gutters**  
Distance To: **Bus: 0.50Miles** Light Rail: **5.00Miles** Other:

Parking & Vehicle Information

Total Spaces: **4** Amps Available: Features: **Driveway-Concrete**

<u>Type</u>	<u># Spaces</u>	<u>Dimensions</u>	<u>Features</u>
<b>Off-Street</b>	<b>2</b>		
<b>Garage (Attached)</b>	<b>2</b>		

Green Features & Certifications

Solar PV: Addendum Uploaded: **No**

Well Type:  
Well Depth:  
Issued Well Permit #'s:

Permitted Well Uses:  
Water Tap Paid: **Yes**

Farm & Ranch

Acres Cultivated: Acres Crops: Acres Pasture:  
Acres Irrigated: Acres Leased:  
Irrigation Type:  
Possible Use:  
Survey:  
Fencing:  
Features:

Multiple HOA's:	<u>HOA/Mgmt Company 2</u>	<u>HOA/Mgmt Company 3</u>
HOA/Mgmt Name:	<b>Westwind Management/Sterling Hills</b>	
Contact #:	<b>303-369-1800</b>	
Website:	<b>westwindmanagment.com</b>	
HOA Type:	<b>Professionally Managed</b>	
Fee:	<b>\$200 / Annual</b>	
Annual Total	<b>200.00</b>	<b>0.00</b>
Total Annual HOA Fees	<b>200.00</b>	

Partial Owner Type: **Not Applicable** Available Week(s):

Public Remarks

**Nicely maintained 3 bed, 3 bath in Sterling Hills. \*\*New windows, roof, water heater, deck!\*\* Come see the Vaulted ceilings in living room. Granite counters and stainless steel appliances in kitchen. Master Bedroom has En suite Bathroom and walk in Closet! Attached 2 car garage. Closing and possession are very flexible, let us know what you need for time frame. Nature and history buffs will enjoy the nearby Cherry Creek State Park or Plains Conservation Center. Southlands Mall will have all your shopping and Dining needs in one close by drive! Enjoy all the activities the Brand new Central Rec Center has to offer just minutes away from your new home.**

Broker Remarks

**CTM please! No love letters. Sellers are excluding the washer and dryer but have stated they are negotiable with them.**

Directions

**From Tower Rd head east on Sterling Hills Pkwy, Right on Villanova Pl to Gibraltar St. Left on Gibraltar, home is the 3rd on the right.**

Listing Agent/Office

Name: [Michael Blessinger](#)  
Office Name: **CORNERSTONE REALTY INC**  
Office Phone: **303-987-8812**  
Email: [realtormikecolo@gmail.com](mailto:realtormikecolo@gmail.com)  
Phone: **303-903-3326**  
Mobile: **303-903-3326**  
Agent Fax:  
Office Fax:



Buyers Agency: **2.5%**  
Transaction Broker: **2.0%**  
Variable Comm: **No**  
Listing Contract: **Exclusive Right**  
Additional Info: **Quick Move-In, Quick Possession**

Possession: **Immediately after closing**  
Submitted Prospect: **No**  
Expiration Date: **08/31/2019**

Showing Phone: **303-399-9930**  
Showing Email:  
Showing Notes: **No Showings until after 3:30 PM on 5/30/19.**  
No Show Until: **05/30/2019**



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