

6420 S Ouray Wy | \$579,900



4 Bedrooms

3 Bathrooms

4,000 Total Square Feet

The Farm at
Arapahoe County



- Lovely light-filled ranch style home in The Farm with four large bedrooms on the main floor
- Gourmet kitchen features slab granite counters and ample island, stainless steel appliances, double oven & cooktop, walk-in pantry, eating area with built-ins; all open to family room and patio
- High ceilings, large windows, plantation shutters, ceiling fans, hardwood floors, open floor plan
- Expansive private master suite has bay window sitting area, walk-in closet, 5-piece bath
- Living, family and master bed rooms overlook

beautiful large professionally landscaped back yard patio, perennials, shrubs & trees, sprinkler system

- New skylight provides spacious protected and practical front entry
- Unfinished basement has egress windows and rough-in plumbing ready for your design



Team Hetterich
Experts in Residence

**Steve, Lynn & Callan
Hetterich and Julie Buri**

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OVERVIEW

Neighborhood:	The Farm at Arapahoe County
Age:	2004
Style:	Ranch
Construction:	Stucco/Vinyl Siding
Basement:	Partial
Lot Size:	12,197 SF
Car Storage:	3 Car, Attached
Heat:	Gas, Forced Air
Cooling:	Central A/C, Ceiling Fans
Fireplace:	Living & Family Rooms
Bedrooms:	4
Bathrooms:	3
Possession:	Delivery of Deed
Terms:	CV, CA
Zoning:	ARPSF
Taxes:	\$4,855 (2016)
Legal:	Lot 33 Blk 12 The Farm at Arapahoe County 9th Flg ex m/r's

Schools

Elementary:	Fox Hollow
Middle:	Liberty
High:	Grandview

ROOM SIZES

Living Room:	17 X 15
Dining Room:	15 X 10
Kitchen:	18 X 15
Family Room:	19 X 19
Master Bedroom:	22 X 16
Bedroom 2:	12 X 12
Bedroom 3:	12 X 12
Bedroom 4:	12 X 12

FLOOR PLAN

Main Level:	2,942 Sq Ft
<i>Living Room, Dining Area, Kitchen, Family Room, 4 Bedrooms, 3 Baths, Laundry/Mudroom</i>	
Basement:	1,058 Sq Ft
<i>Open</i>	
Total:	4,000 Sq Ft
Total Finished:	2,942 Sq Ft

HOA

HOA Fee:	\$45/Monthly
Fee Includes: Trash, Common Area Grounds, Maintenance, Recycling	

Inclusions: Refrigerator, Cook Top, Double Oven, Microwave Oven

Exclusions: Staging Items



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