

Broker 1 Page

23003 E Ontario Drive Unit #102, Aurora, CO 80016 (Status: **Active**, Listing ID: 9842267)



County:	Arapahoe	List Price:	\$475,000
Property Type:	Residential	Original List Price:	\$475,000
Property Subtype:	Condominium	Basement:	No
Levels:	Three Or More	Year Built:	2002
Structure Type:	Townhouse		
Subdivision Name:	PRAIRIE RIDGE AT SADDLE ROCK EAST		
Listing Contract Date:	06/24/2024		
Days In MLS:	2		
Association: Y Multiple: Y Cov/Rest: Y	Assoc Fee Tot Annl:	\$4,724.00	
Tax Annual Amt:	\$2,177	Tax Year:	2022
Tax Legal Desc:	UNIT 102 BLDG T-6 PRAIRIE RIDGE AT SADDLE ROCK EAST CONDOMINIUMS AS PER CONDO DECLARATION RECORDED AT RECEPTION #B2199542 PRAIRIE RIDGE AT SADDLE ROCK EAST CONDOMINIUMS EX M/R'S		

Interior Area & SqFt

Building Area Total (SqFt Total):	1,643	Living Area (SqFt Finished):	1,643	Above Grade Finished Area:	1,643
PSF Total:	\$289	PSF Finished:	\$289	PSF Above Grade:	\$289
Foundation:	Slab	Fireplace:	1/Gas		
Heating:	Forced Air	HVAC Description:			
Cooling:	Central Air				
Interior Features:	Built-in Features, Ceiling Fan(s), Entrance Foyer, High Ceilings, Open Floorplan, Walk-In Closet(s)				
Appliances:	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Refrigerator, Washer				
Flooring:	Carpet, Tile				
Furnished:	Unfurnished				
Exclusions:	None				

Bed & Bath Summary

Bedrooms Total:	3	Bathrooms Total:	2	Baths Half:	0	Baths One Quarter:	0
Baths Full:	2	Baths Three Quarter:	0				

Parking

Parking Total:	2	Garage Spaces:	2	Offstreet Spaces:	0
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Association Information

Assoc 1 Fee/Frequency:	\$372.00 Monthly	Assoc 2 Fee/Frequency:	\$260.00 Annual	Assoc 3 Fee/Frequency:		
Assoc Fee Incl:	Capital Reserves, Insurance, Irrigation Water, Maintenance Grounds, Maintenance Structure, Recycling, Sewer, Snow Removal, Trash, Water					
Assoc Amenities:	Clubhouse, Playground, Pool, Spa/Hot Tub				Senior Community:	No
Restriction Covenants:	Commercial	Pets Allowed:		Rentals Allowed:		
	Vehicle Restrictions					

Site & Location Information

Lot Size:	0.03 Acres / 1,307 SqFt	Waterfront Feat:	
Lot Features:	Master Planned	Elementary School:	Creekside / Cherry Creek 5
Bldg/Complex Name:		Middle/Junior Sch:	Liberty / Cherry Creek 5
		High School:	Grandview / Cherry Creek 5

Building & Water Information

Entry Level/Loc:	Ground	Common Walls:	No One Above, No One Below, 1 Common Wall		
Attached Property:	Yes	View:			
Direction Faces:	East	Exterior Features:	Balcony, Playground		
Construction Materials:	Frame, Stone	Water Source:	Public	Sewer:	Public Sewer
Roof:	Composition				
Water Included:					

Public Remarks

Welcome to the picturesque community of Prairie Ridge at Saddle Rock! A beautifully maintained community in the shadows of the Saddle Rock Golf Course. Ground level split entry with comfortable, shaded front porch. Fresh new carpet and paint throughout! Turn key and ready for your personal touches and warmth. Easy townhome living features 3 bedrooms and 2 bathrooms all conveniently located on y...

Confidential Information

Private Remarks:	Damaged window to be replaced by seller. Buyer/Buyer's agent is responsible for verifying all information, measurements, schools, and HOA rules/fees/regulations. Pre-approval or proof of funds required at offer submission. Please all 24 hours response time at least.				
CO-OP Compensation:	2.5%	Dual Variable:	Yes	Submitted Prosp:	No
The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact listing broker for details.					
Contract Earnest Check To:	Guardian Title Agency	Possession:	Closing/DOD, Immediately		
Contract Min Earnest:		Listing Terms:	Cash, Conventional, FHA, VA Loan		
Title Company:	Guardian Title Agency	Ownership:	Individual		

Showing Information

Showing Service:	BrokerBay		
Showing Contact Phone:	888-808-0331	Show Email:	No Showings Until:
Showing Instructions:	Go and show. Vacant. All new carpet, please use booties! Thanks for showing. Any feedback is appreciated!		

List Agent

List Agent:	Thuy Beinert	Phone:	720-435-1777
List Office:	Stars and Stripes Homes Inc	Mobile:	720-435-1777
Email:	thuy@starsandstripeshomes.com		



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