

12322 Colorado Blvd. #10

2 Bedrooms • 3 Baths • 1,140 Square Feet

\$2,000 Incentive
Towards Buyers Closing
Costs & Pre-paids

\$139,900

Two-story town home:

- Lower level kitchen, family room, formal dining room & convenient main level ½ bath
- Kitchen has pantry & all appliances stay
- Family room has vaulted ceilings
- Private 22x9 back patio with storage closet & sliding glass door
- Attached 1 car garage
- Upper level master w/ ¾ tiled bath, walk-in closet & lots of light
- Large spare bedroom with full bath
- Upper level loft perfect for home office setup
- Convenience of upper level full size laundry – washer & dryer stay



2-Story End Unit w/ Attached 1 Car



Kitchen - All Appliances Stay

Fantastic location:

- Great corner lot on common greenbelt area
- Plenty of guest parking right outside the unit
- Walking trails right out the front door to the East
- Go 3 blocks West on 124th to the “Eastlake Park & Nature Preserve” & enjoy the miles of trails with nature views & horses at pasture



Formal Dining Area

Care free living:

- \$140/month HOA covers it all
- Exterior landscaping- mowing, pruning, watering is all handled by grounds crew
- Owner’s care only for their back patio
- Snow removal – All walkways & driveways are cleared by grounds crew
- Water, sewer, trash & exterior building & roof maintenance are all covered by HOA



Master Bedroom w/ 3/4 Bath

See this home’s streaming movie at www.NoelFleming.com

<i>Room</i>	<i>Level</i>	<i>Dimensions</i>	<i>Floor Covering</i>
<i>Kitchen</i>	<i>Main Level</i>	<i>9 x 8</i>	<i>Vinyl</i>
<i>Dining Room</i>	<i>Main Level</i>	<i>9 x 9</i>	<i>Carpet</i>
<i>Family Room</i>	<i>Main Level</i>	<i>13 x 13</i>	<i>Carpet</i>
<i>Master Bedroom</i>	<i>Upper Level</i>	<i>13 x 13</i>	<i>Carpet</i>
<i>2nd Bedroom</i>	<i>Upper Level</i>	<i>14 x 11</i>	<i>Carpet</i>
<i>Loft</i>	<i>Upper Level</i>	<i>9 x 7</i>	<i>Carpet</i>



Upper Level Loft



Wood Burning Fireplace



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