



3416 S Ouray Way  
 Aurora, CO 80013  
 COMMUNITY: Meadowood 3rd Flg

MLS # 8737616  
 PRICE \$545,000



Single Family



2502 SQFT



4 Beds



2/1 Baths



2 Car



0.44 Acre

## PROPERTY DETAILS

Contemporary tri-level home situated on a half acre lot. Vaulted ceilings throughout the living and family room. Beautifully updated kitchen with plenty of space for the family. Enjoy the beverage of your choice from the wet bar in the family room, the perfect place to cozy up by the wood burning fire or to watch the game. Escape to the spacious primary suite with a newly updated ensuite and walk-in closet. A second bedroom is located on the upper level with it's own full bathroom off the hallway. Two bedrooms in the basement are non-conforming with no egress windows. Bonus room in basement for a home theatre or game room. Drive your recreational vehicle directly into the back yard from Hampton road. Sit on one of the patio terraces and enjoy while the kiddos play on the swingset. This one won't last for long!



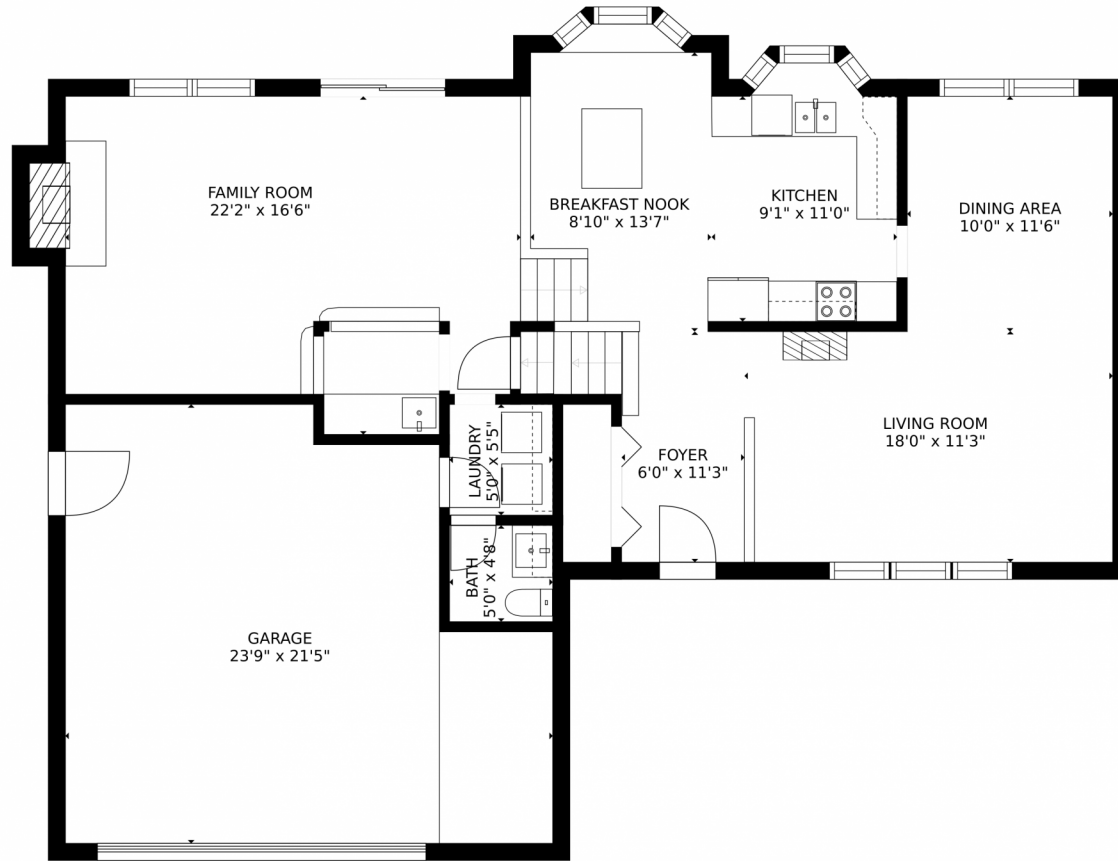
**Brandt Ellwood**  
 303-596-9652  
 bellwood@kw.com



Scan code  
 for more  
 property  
 details



# 3416 S Ouray Way, Aurora, CO 80013 – Main Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 696 sq. ft.  
GLA FLOOR 2: 1,187 sq. ft. excluded 497 sq. ft.  
GLA FLOOR 3: 758 sq. ft. excluded 510 sq. ft.  
Total GLA 1945 sq. ft. total scanned area 3650 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



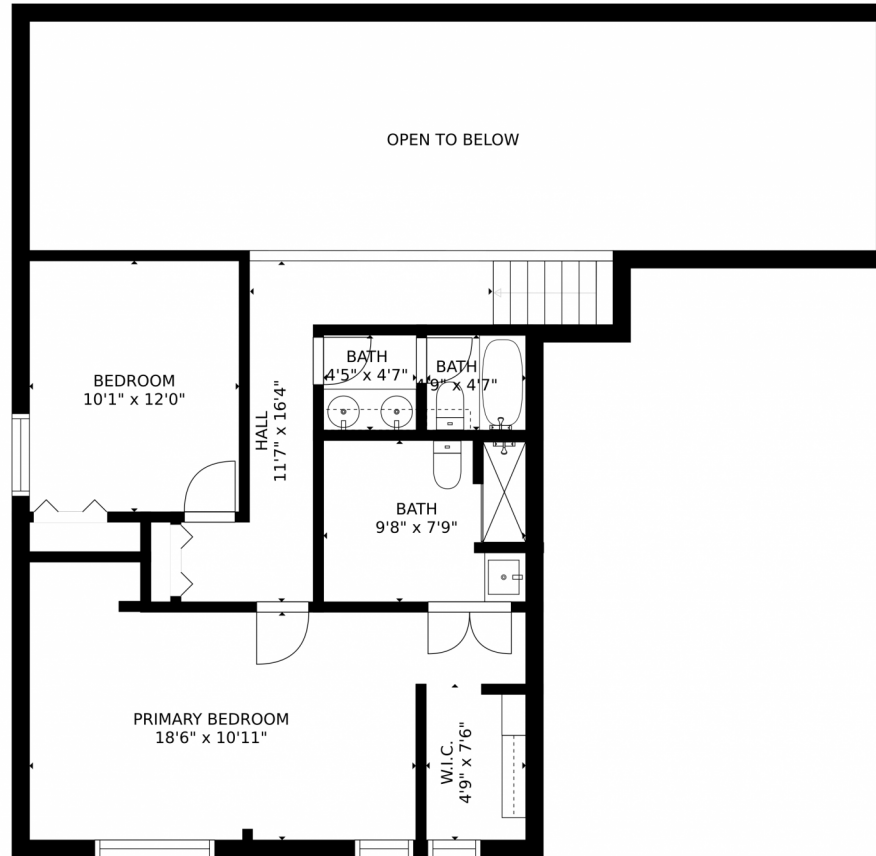
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3416 S Ouray Way, Aurora, CO 80013 – 2nd Level



Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 696 sq. ft.  
GLA FLOOR 2: 1,187 sq. ft. excluded 497 sq. ft.  
GLA FLOOR 3: 758 sq. ft. excluded 510 sq. ft.  
Total GLA 1,945 sq. ft. total scanned area 3,650 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

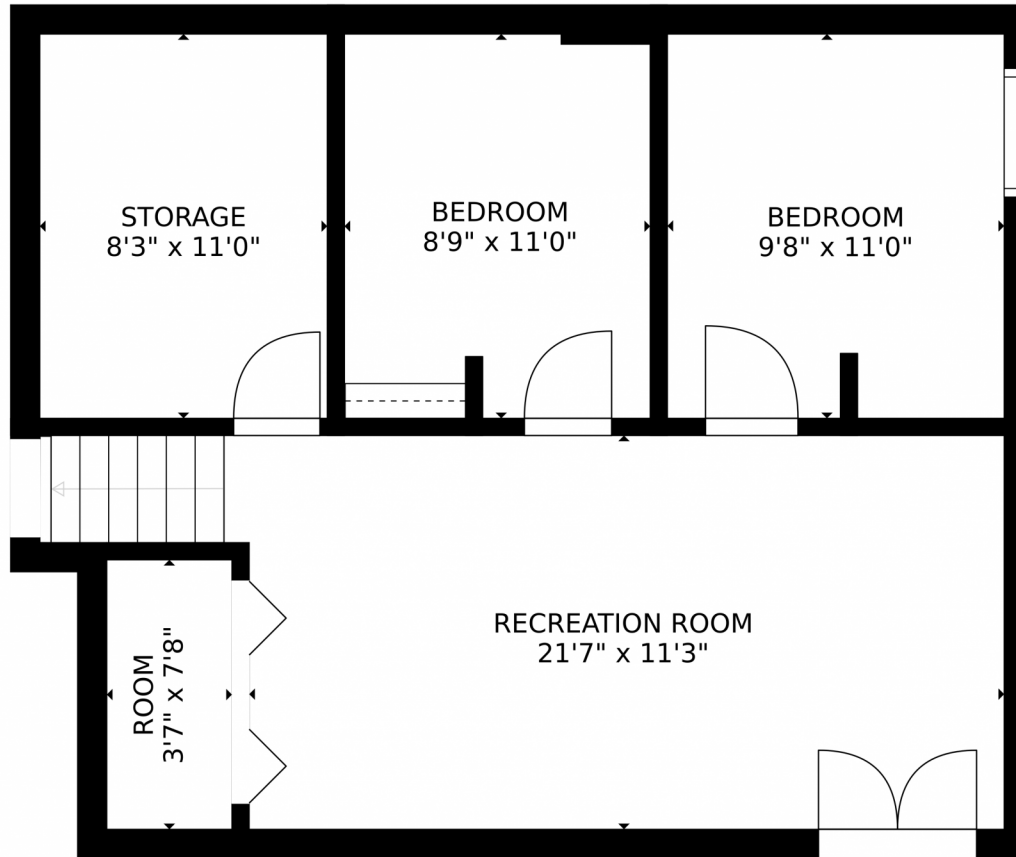


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Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 696 sq. ft.  
GLA FLOOR 2: 1187 sq. ft. excluded 497 sq. ft.  
GLA FLOOR 3: 758 sq. ft. excluded 510 sq. ft.  
Total GLA 1945 sq. ft. total scanned area 3650 sq. ft.

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# 3416 S Ouray Way, Aurora, CO 80013 – All Levels



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 696 sq. ft.  
GLA FLOOR 2: 1,187 sq. ft. excluded 497 sq. ft.  
GLA FLOOR 3: 758 sq. ft. excluded 510 sq. ft.  
Total GLA 1945 sq. ft. total scanned area 3650 sq. ft.

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