



4702 South Biscay Court  
 Aurora, CO 80015  
 COMMUNITY: Prides Crossing



floorplan\_single\_1



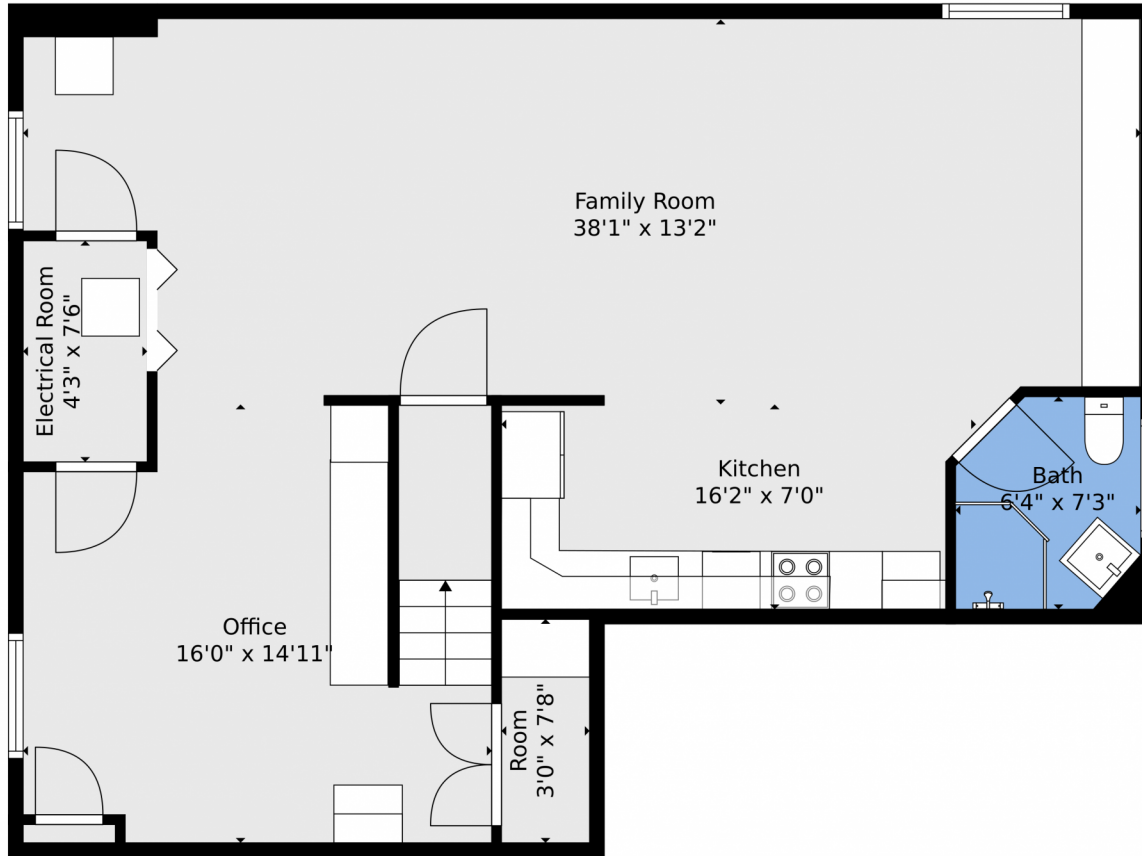
Single Family  
 2146 SQFT  
 3 Beds  
 3/1 Baths  
 3 Car



**Shannon Crouters**  
 720-621-9344  
 cohomesbyshannon@gmail.com



4702 South Biscay Court, Aurora, CO 80015 – Basement



**TOTAL: 2966 sq. ft**  
BELOW GROUND: 888 sq. ft, FLOOR 2: 1024 sq. ft, FLOOR 3: 1054 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 32 sq. ft, GARAGE: 514 sq. ft, DECK: 423 sq. ft,  
PORCH: 83 sq. ft, OPEN TO BELOW: 117 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



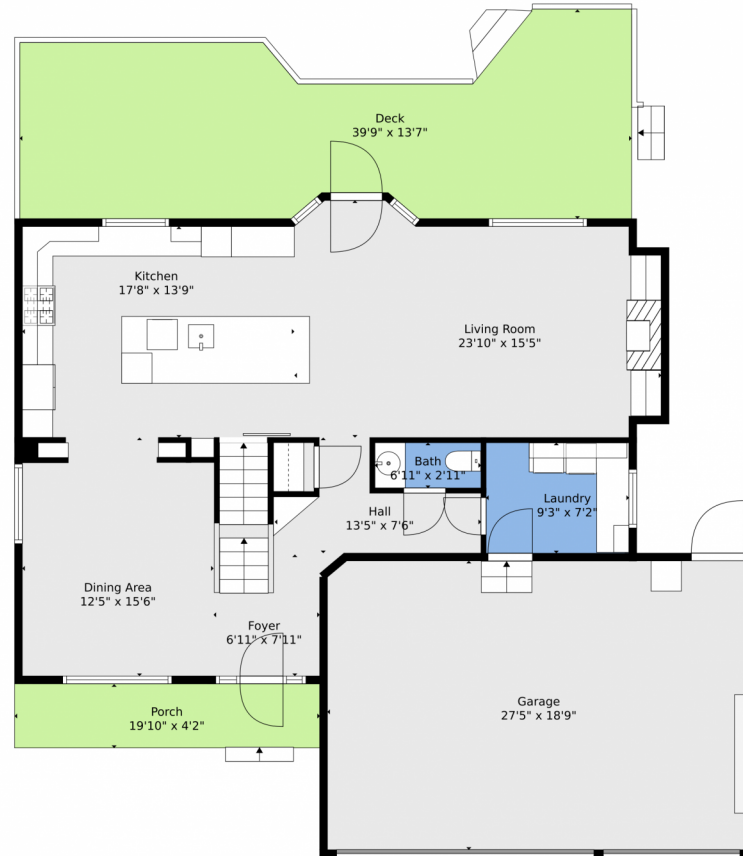
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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# 4702 South Biscay Court, Aurora, CO 80015 – Main



**TOTAL: 2966 sq. ft**  
BELOW GROUND: 888 sq. ft, FLOOR 2: 1024 sq. ft, FLOOR 3: 1054 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 32 sq. ft, GARAGE: 514 sq. ft, DECK: 423 sq. ft,  
PORCH: 83 sq. ft, OPEN TO BELOW: 117 sq. ft

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# 4702 South Biscay Court, Aurora, CO 80015 – 2nd Level



**TOTAL: 2966 sq. ft**  
BELOW GROUND: 888 sq. ft, FLOOR 2: 1024 sq. ft, FLOOR 3: 1054 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 32 sq. ft, GARAGE: 514 sq. ft, DECK: 423 sq. ft,  
PORCH: 83 sq. ft, OPEN TO BELOW: 117 sq. ft

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# 4702 South Biscay Court, Aurora, CO 80015 – All Levels



**TOTAL: 2966 sq. ft**  
BELOW GROUND: 888 sq. ft, FLOOR 2: 1024 sq. ft, FLOOR 3: 1054 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 32 sq. ft, GARAGE: 514 sq. ft, DECK: 423 sq. ft,  
PORCH: 83 sq. ft, OPEN TO BELOW: 117 sq. ft

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