



8492 Arriba Drive
 Littleton, CO 80125
 COMMUNITY: Sterling Ranch

PRICE \$800,000



Single Family



2600 SQFT



3 Beds



2/1 Baths



2 Car



0.25 Acre

PROPERTY DETAILS

Stunning! This is NOT your builder grade home. This stately property has been upgraded to the hilt with over \$173,000 in Builder & after-market upgrades & additions, as well as \$35,000 in landscaping. With all of this being done for you, ask yourself why you would wait for new? Let's not forget this Icon Lot, larger than any other lot in the area, completely private, fully landscaped, partially fenced & backdrop mountain views. As you are welcomed home, you will immediately experience a higher level of finishes, custom paint colors, overall pristine condition. The study off the front entrance offers a private & convenient workspace, with gorgeous glass French doors. The open entertaining area of the kitchen, dining & living room is perfect. Host guests as they sit at the island sharing in the cooking & fun with plenty of space for everyone. Gourmet kitchen, pantry, an abundance of cabinets adds to the joy of cooking. The living room looks on to the covered patio with ceiling fan as the entertaining continues. Plenty of yard to add your personal touch. The main floor primary bedroom is breathtaking with pleasing colors, luxurious bath & large walk-in closet. The main floor laundry room boasts custom cabinetry, perfect for all of your storage needs. Upstairs experience a private loft/2nd living room, 2 additional bedrooms, walk-in closets, that share an oversized full bath. Take note of these upgrades: front storm door, back patio railing, custom designed window shades &



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treatments, upgraded refrigerator, upgraded cabinet & mirror in the half bath, custom towel bars, interior stair railings, (Builder upgrade) & a steam Aprilaire 800 humidifier. Custom, hand selected light fixtures & ceiling fans have been upgraded from the builder version. The entire house has been custom rolled painted, not the builder sprayed version. Don't miss the 2-car garage that has been insulated, prior to drywall, both walls & ceiling & features an insulated garage door.

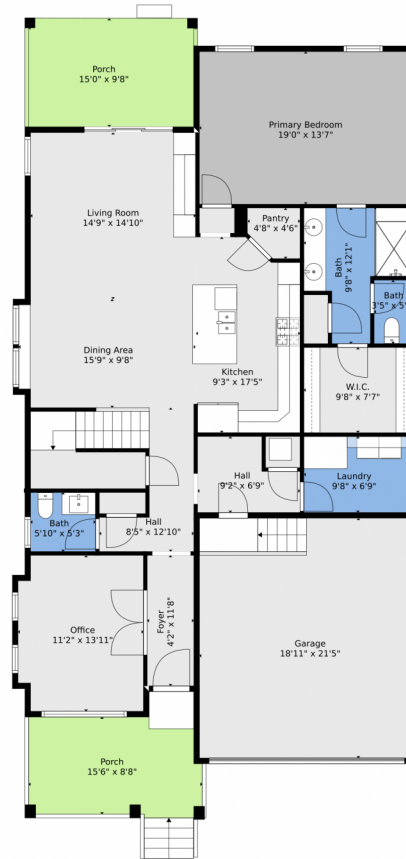


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TOTAL: 2492 sq. ft
FLOOR 1: 1559 sq. ft, FLOOR 2: 933 sq. ft
EXCLUDED AREAS: GARAGE: 405 sq. ft, PORCH: 304 sq. ft

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



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

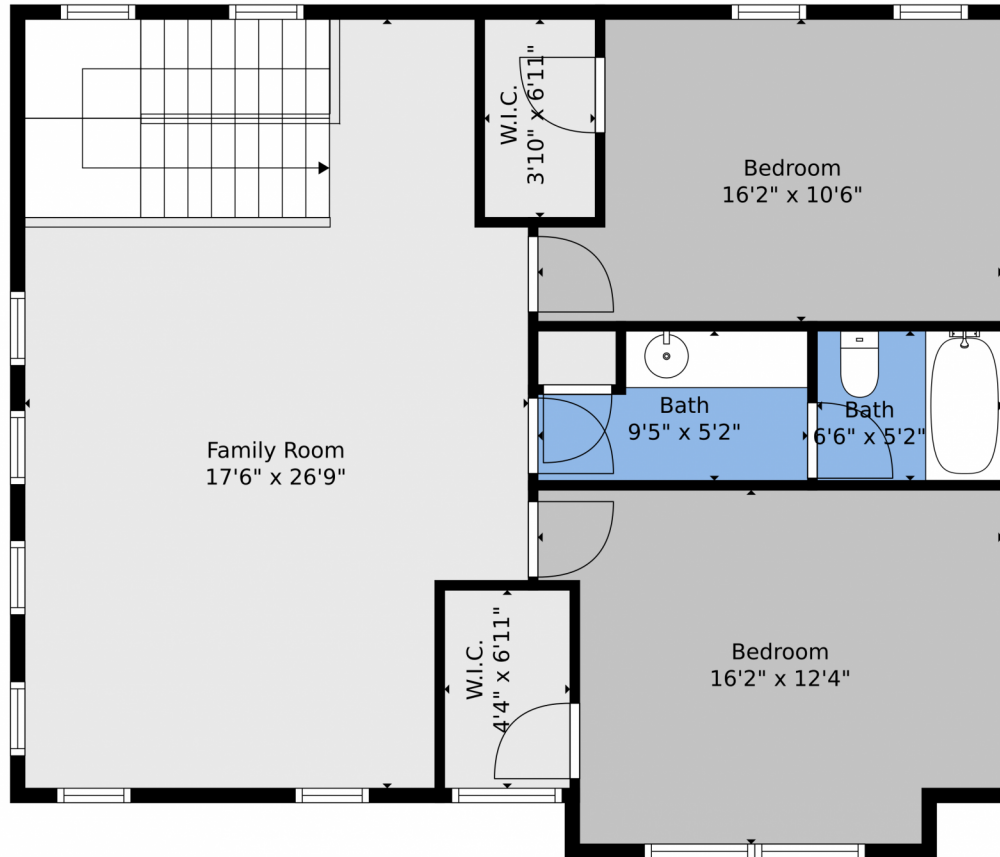


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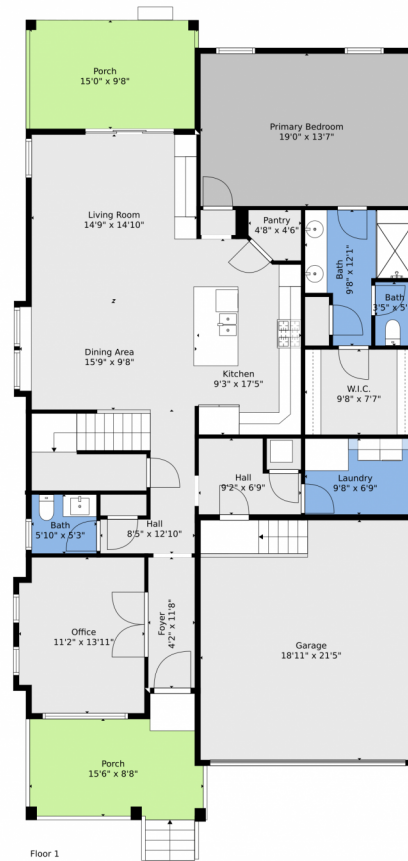
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