

18118 E 105th Place
Commerce City, Colorado

Two Bedrooms • Three Bathrooms • Finished Garage



Live like you are on vacation every day

with this incredible home located in the world-class Reunion Neighborhood!

Featuring permanent in-soffit LED lighting.



More online



Scan or visit sallteam.com for pricing, a video tour, a floor plan and more!

An incredible value
compared to building new with window coverings included
and the magazine-like landscaping design already taken care of.





The designer touches throughout.
stylish paint colors and finishes make this home
way above builder-grade.



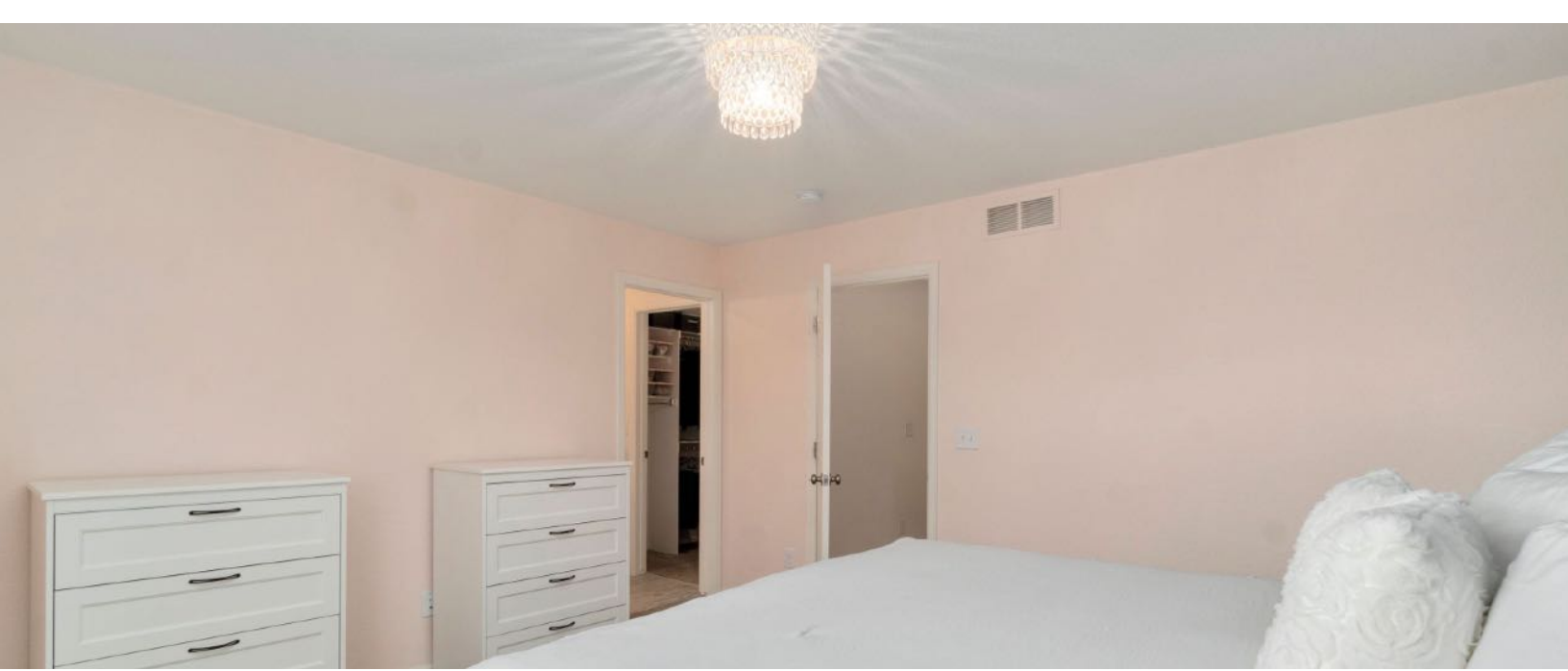
The open concept flows perfectly into the living room with floor-to-ceiling windows and a custom built-in focal point, adding even more charm to the home + the main level comes wired for surround sound!





The spacious loft

could be used for an office, family room, hobby space or add a wall to create a third bedroom.



Featuring an exceptionally large lot size

for a carriage-style home with room for the large shed, beautiful pergola, deck, and maintenance-free turf!



Take back your free time

as this carriage house is maintenance-free, with all of the front yard landscaping and snow removal taken care of for you!



The two-car garage is finished, painted, and ready for your electric vehicle with 220v installed and

ready to go!

THE SALL TEAM ADVANTAGE



Buying



Selling

Resort-style living

and amenities, including two pools, a basketball court, gym, park, pond, walking paths, and a perfectly convenient coffee shop.

DETAILS

Built in 2019
Forced Air Heating
Central A/C
Water Softener

UTILITIES

Water: South Adams County Water
Sewer: South Adams County Water
Electric: United Power
Natural Gas: Xcel Energy
Trash/Recycling:
Republic covered through HOA
Internet: Seller used Xfinity
TV: Seller used Xfinity

METRO DISTRICT
REUNION METRO DISTRICT
\$65 Monthly

NORTH RANGE M.D. NO 2
\$109.50 Quarterly

METRO DISTRICT CONTACT
Curtis Hain
Community Manager
MSI, LLC
(720) 974-4113
chain@msiho.com
msiho.com/welcome

TAXES
\$6,297 (2022)

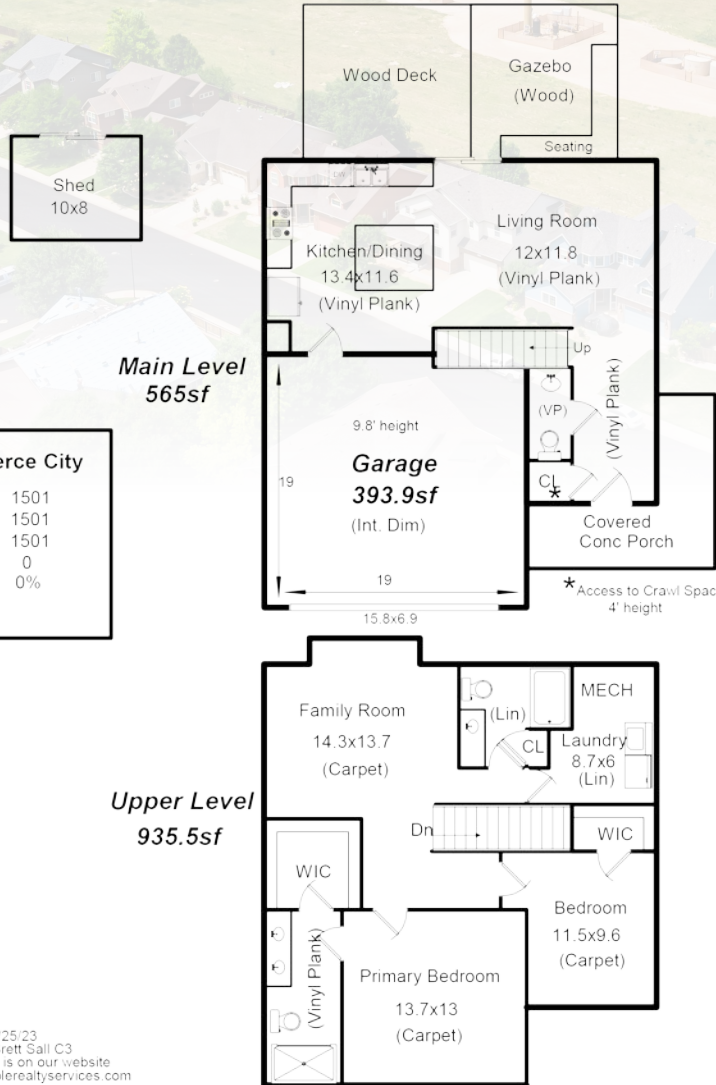
SCHOOLS
School District 27j
Reunion Elementary
Otho E Stuart Middle School
Prairie View High School

INCLUSIONS / EXCLUSIONS

Inclusions: window curtains & rods, gas range/oven, self-cleaning oven, dishwasher, refrigerator, microwave, garage door opener, water softener (owned), disposal, smoke alarm(s), garage refrigerator, garage storage shelves, tv mounts

***Some furniture is negotiable.

Exclusions: seller's personal property, safe in garage, tvs, clothes washer, clothes dryer



18118 E. 105th Ave. Commerce City

1-Total Sq Ft:	1501
2-Total Finished Sq Ft:	1501
3-Finished w/o Basement:	1501
4-Basement Sq Ft:	0
5-Basement Finished %:	0%

Date: 7/25/23
Copyright: Brett Sall C3
Scope of Work is on our website
Website: www.solerealty.com

Financing Options



Scan or visit sallteam.com/financing

New Financing/Lending
Cash, Conventional, FHA,
VA, 1031 Exchange



Brett and Brittany Sall
The Sall Team
C3 Real Estate Solutions
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www.sallteam.com



Homes & the People in Them