

# \$550,000 - 20898 E Hamilton Avenue, Aurora

MLS® #6202951 REALTOR Listing Office: RE/MAX Alliance

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## \$550,000

5 Bedroom, 3.00 Bathroom, 2,445 sqft  
Residential on 0 Acres

### The Conservatory, Aurora, CO

Incredible 20K price reduction. This amazing ranch home went under contract 2x, 1st time buyer was unable to get financing, 2nd time home contingency for buyer did not go through. This home is truly great and is now your opportunity to buy this home with striking curb appeal & front porch. It features over 2,445 square feet of finished living space. This 5 bed/3 ba has been updated and offers an inviting blend of modern convenience and timeless charm. The open floor plan creates a bright and airy atmosphere enhanced by large windows that fill the space with natural light. The living/dining room combination is perfect for entertaining. The kitchen boasts white cabinets, granite counters, ss appliances, island/breakfast bar & pantry. Seller has added new dishwasher and microwave. The adjoining family room is highlighted with a double sided fireplace. All the bedrooms are spacious and the primary bedroom features a wall of windows, walk in closet & 5 piece bath. The finished basement with high ceiling provides extra living space with rec room, bedroom, a nonconforming bedroom with electric fireplace or flex room and full bath. The crawl space is perfect for extra storage. There is a new furnace with humidifier, heat pump and scrubber & new a/c too. All appliances are included. New roof and gutters, 8 new windows, & new garage door. Energy efficiency is a priority with solar to reduce utility costs. The garage is oversized featuring a large overhead storage rack &



additional shelving. The backyard is fenced, level, and has a newly poured patio and side paver patio. Sprinklers were also added. There is also an amazing peach tree in the backyard. Located in the desirable Conservatory neighborhood with pool and playground. This home offers easy access to E470, shopping, and more. There is a beautiful park right outside the neighborhood. This home is the perfect blend of sustainability, comfort, and modern style - ready to be enjoyed inside and out.

RE/MAX COLORADO

**Listing Courtesy of RE/MAX Alliance**

Built in 2003

**Essential Information**

MLS® #	6202951
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,445
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	20898 E Hamilton Avenue
Subdivision	The Conservatory
City	Aurora
County	Arapahoe
State	CO
Zip Code	80013

**Amenities**

Amenities	Clubhouse, Park, Playground, Pool, Trail(s)
Utilities	Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Concrete, Lighted, Oversized, Storage
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Five Piece Bath, Granite Counters, High Ceilings, High Speed Internet, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Primary Suite, Smoke Free, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Disposal, Dryer, Humidifier, Microwave, Oven, Refrigerator, Self Cleaning Oven, Sump Pump, Washer
Heating	Forced Air, Natural Gas, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Stories	One

## Exterior

Exterior Features	Private Yard, Rain Gutters, Smart Irrigation
Lot Description	Irrigated, Landscaped, Level, Master Planned, Near Public Transit, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, Egress Windows, Window Coverings
Roof	Composition
Foundation	Slab

## School Information

District	Adams-Arapahoe 28J
Elementary	Aurora Frontier K-8
Middle	Aurora Frontier K-8
High	Vista Peak

## Additional Information

Date Listed	March 16th, 2025
Zoning	Res

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