

\$199,000 - 1094 S Dearborn Street 301, Aurora

MLS® #IR1032245

Listing Office: RE/MAX Alliance-Boulder

\$199,000

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0 Acres

Sunnyside Condos Bldg 1, Aurora, CO

Incredible opportunity in a sought-after subdivision! This top-floor penthouse unit boasts a huge balcony with bright southern views. Location, Location, Location! This 2-bedroom, 2-bath condo is ideally situated near schools, parks, shopping, restaurants, light rail, buses, and easy highway access. The condo offers additional dedicated storage space accessible from the balcony, in-unit laundry, and designated parking. Community amenities include a pool and clubhouse. Conveniently located near I-225 and I-70, this home provides easy access to Lowry, Stanley Marketplace, and Anschutz Medical Center. The surrounding area features a vibrant mix of attractions: Schools: Top-rated schools within walking distance, providing quality education for all ages. Parks: Beautiful parks nearby, such as Cherry Creek State Park and Aurora's extensive trail system, offering ample opportunities for outdoor activities. Shopping & Dining: A variety of shopping centers and diverse restaurants to explore. The Gardens on Havana and Southlands Mall are just a short drive away, offering everything from boutique shops to major retailers and a wide range of dining options. Recreation: Close to recreational facilities including golf courses, fitness centers, and the Aurora Reservoir, perfect for water sports and picnics. Cultural & Community Events: The nearby Aurora Cultural Arts District hosts numerous events, art galleries, and theaters, providing a rich cultural



experience. Transportation: Excellent public transportation options with light rail and buses just steps away, making commuting a breeze. With a small amount of deep cleaning and updating, this home will shine! Perfect for keeping as a rental or moving into yourself. Don't miss out on this exceptional opportunity!

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Listing Courtesy of RE/MAX Alliance-Boulder

Built in 1985

Essential Information

MLS® #	IR1032245
Price	\$199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	816
Acres	0.01
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Active

Community Information

Address	1094 S Dearborn Street 301
Subdivision	Sunnyside Condos Bldg 1
City	Aurora
County	Arapahoe
State	CO
Zip Code	80012

Amenities

Utilities	Natural Gas Available
Parking Spaces	1

Interior

Interior Features	Open Floorplan
Appliances	Bar Fridge, Dishwasher, Disposal, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

Exterior

Exterior Features	Balcony
Windows	Window Coverings
Roof	Composition

School Information

District	Adams-Arapahoe 28J
Elementary	Tollgate
Middle	Aurora Hills
High	Gateway

Additional Information

Date Listed	April 25th, 2025
Zoning	RES

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