



THOUGHTFULLY UPDATED, EXCEPTIONALLY CARED FOR

18809 E Whitaker Circle | Aurora, Colorado 80015

LIV | Sotheby's
INTERNATIONAL REALTY



Defined by Care, Stewardship,

Some homes are updated. Others are truly cared for.

At 18809 E Whitaker Circle, the difference is clear. Owned and maintained by the same owners for more than three decades, this Pride Crossing home reflects a level of long-term stewardship that buyers rarely find. From the major systems and exterior improvements to the finished basement and everyday functionality, the home has been thoughtfully maintained with pride of ownership throughout.

Major updates already completed include a two-year-old roof, new air-conditioning unit, all new windows with transferable warranty, new insulated garage doors, smart garage opener, new exterior paint, new backyard fence, new carpet on the main and upper levels, and new solid wood doors. For buyers who value both comfort and confidence, this home offers a compelling head start.

2,739+ SF | 3 Bed | 4 Bath

Phillip Booghier
Fine Homes & Luxury Properties

Property *Highlights*

Original-owner home cared for by the same owners for more than 30 years

Exceptional pride of ownership throughout

Located in Pride Crossing within the Cherry Creek School District

3 bedrooms, 4 bathrooms, including 3 full bathrooms and a main-level half bath

2,739 total finished square feet, including 923 finished basement square feet

0.14-acre corner lot with 3-car insulated attached garage

Finished basement with full bathroom, wet bar, refrigerator, fireplace, and recreation space

Two fireplaces plus included hot tub

Major updates include newer roof, new A/C, all new windows with transferable warranty, new insulated garage doors, smart garage opener, new exterior paint, new backyard fence, new carpet, and new solid wood doors





Thoughtfully Improved Where It Matters Most

One of the most meaningful advantages of this home is the number of major updates already completed. Buyers often worry about roof age, windows, HVAC, exterior maintenance, fencing, garage doors, and flooring. Here, many of those larger-ticket concerns have already been addressed.

The result is a home that feels reassuring before you ever move in. With a newer roof, new air-conditioning unit, all new windows with transferable warranty, new insulated garage doors, smart garage opener, new exterior paint, new backyard fence, new carpet, and new solid wood doors, the property offers both immediate livability and long-term value.

Phillip Booghier
Fine Homes & Luxury Properties



Comfortable Living

The main level offers a practical and inviting layout designed for everyday life. Living, dining, kitchen, and family spaces flow naturally, creating room for both daily routines and casual gathering. A main-level half bath adds convenience, while new carpet and solid wood doors contribute to the home's refreshed feel.

Two fireplaces add warmth and character, giving the home a sense of comfort that is especially appealing in Colorado's cooler seasons.



Three Bedrooms with Functional Bath Design

The upper level includes three bedrooms, offering a classic and functional layout. With 4 total bathrooms, including 3 full bathrooms and a main-level half bath, the home provides more bathroom flexibility than many homes in this segment.

For buyers who need bedrooms, guest space, work-from-home flexibility, or room to grow, the floor plan offers practical everyday usability without wasted space. of the home's most inviting and frequently enjoyed spaces.

Finished Basement with Room to Live, Gather, and Relax

The finished basement adds 923 square feet of valuable living space and gives the home a second layer of flexibility. Complete with a full bathroom, wet bar, refrigerator, fireplace, and multiple recreation areas, this level is ideal for movie nights, game days, hobbies, guests, or casual entertaining.

This is not just overflow space. It is functional finished square footage that expands how the home lives.



Phillip Booshier
Fine Homes & Luxury Properties



Corner Lot, Outdoor Living, and 3-Car Garage

Set on a 0.14-acre corner lot, the property offers added curb presence and a more open feel than many interior-lot homes. The newly fenced backyard creates a private outdoor setting, while the included hot tub adds an easy lifestyle feature for year-round enjoyment.

The 620 square foot insulated attached garage is another standout advantage. With three garage spaces, new insulated garage doors, and a smart garage opener, the home offers the kind of storage, parking, and everyday convenience buyers continue to prioritize. Thoughtful architectural detailing create an environment that feels both luxurious and deeply comfortable.



Phillip Booghier
Fine Homes & Luxury Properties

Pride Crossing and Cherry Creek Schools

Located in Pride Crossing, the home offers access to one of Aurora's established residential communities within the Cherry Creek School District. Buyers are drawn to this area for its neighborhood feel, school district reputation, and convenient access to shopping, dining, parks, trails, and commuter routes.

The setting supports a lifestyle that is comfortable, practical, and connected.



Phillip Boebler
Fine Homes & Luxury Properties

Outdoor Living

Set on a corner lot in Pride Crossing, the outdoor spaces at 18809 E Whitaker Circle add both privacy and everyday livability. The newly fenced backyard creates a comfortable setting for pets, play, gardening, or quiet evenings outside, while the included hot tub offers an easy place to unwind year-round.

The corner-lot position gives the home added curb presence and a more open feel than many interior-lot properties. Paired with fresh exterior paint, a newer roof, and long-term owner care, the exterior reflects the same pride of ownership found throughout the home.



Phillip Boebler
Fine Homes & Luxury Properties



The Value Is in the Care

18809 E Whitaker Circle stands out because it offers something buyers can feel immediately: confidence.

This is an original-owner home with more than 30 years of thoughtful care, meaningful updates already completed, a finished basement, 3-car insulated garage, corner-lot setting, and a location in Pride Crossing within the Cherry Creek School District. For buyers looking for a well-stewarded home with major improvements already handled, this property is a rare and compelling opportunity.

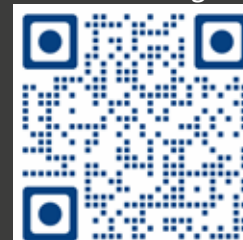


Proudly Marketed And Presented By:

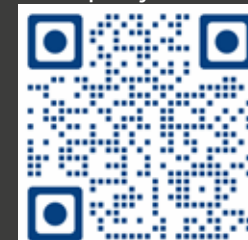


Phillip Booghier
Fine Homes & Luxury Properties

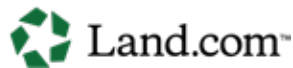
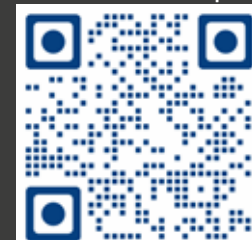
View Listing



Property Video



Interactive Map



**PHILLIP
BOOGHIER**

Your Trusted Real Estate Advisor

303-961-6956

www.phillipbooghier.com

phillip@phillipbooghier.com

482 W Happy Canyon Rd

Castle Rock, CO 80108

LIV

Sotheby's
INTERNATIONAL REALTY

DISCLAIMER© 2023 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity. Information provided herein is from sources deemed reliable but not guaranteed and is provided without the intention that any buyer relies upon it. Listing Broker takes no responsibility for its accuracy and all information must be independently verified.