

PROPERTY SALE CONFIRMATION DEED\n\nDate: November 9, 2025\nDocument Reference: PSCD-2025-1523\nTransaction ID: TXN-2024-89456\n\nThis document certifies that the following residential property has been SOLD.\n\nProperty Address:\n3854 Maple Valley Court\nDenver, Colorado 80209\n\nTransaction Details:\nThe above-referenced property, a charming 3-bedroom, 2-bathroom residence, has successfully completed its sale transaction. The property encompasses 2,125 square feet of meticulously designed living space and sits on a lot measuring 0.50 acres. The final sale price for this property is \$485,000.\n\nProperty Summary:\n- Address: 3854 Maple Valley Court, Denver, Colorado, Zip Code 80209\n- Status: Sold\n- Number of Bedrooms: 3\n- Number of Bathrooms: 2\n- Total Lot Size: 0.50 acres\n- Living Area: 2,125 square feet\n- Sale Price: \$485,000\n\nProperty Highlights:\nConstructed in 2005, this well-appointed home features an open floor plan with soaring ceilings and abundant natural light. The kitchen boasts custom cabinetry, granite counters, and state-of-the-art appliances. The master bedroom includes a spa-like ensuite bathroom with heated tile floors and a rainfall shower. Two additional bedrooms offer comfortable accommodations for family or guests. Throughout the home, you'll find quality hardwood and tile flooring, crown molding, and fresh neutral paint.\n\nLand & Outdoor Amenities:\nThe property sits on a generous half-acre lot with mature trees providing natural privacy and shade. A wraparound deck spans the rear of the home, perfect for entertaining or peaceful mornings. The landscaping includes native Colorado plantings with drip irrigation. A detached two-car garage offers ample storage and workshop space.\n\nLocation Benefits:\nNestled in Denver's highly desirable Maple Valley neighborhood, this property enjoys proximity to excellent schools, shopping centers, fine dining, and cultural attractions. Residents benefit from tree-lined streets, community parks, and recreational trails. Easy access to major thoroughfares ensures a convenient commute to downtown Denver or the airport.\n\nProperty Condition & Upgrades:\nRecent improvements include a new roof installed in 2024, updated plumbing throughout, and modernized electrical systems. The HVAC system was upgraded in 2023 with a programmable thermostat. All inspections were completed successfully with no outstanding issues.\n\nThis property represents an excellent acquisition in one of Denver's most sought-after communities. The transaction has been completed and all documentation has been processed.