

# \$450,000 - 9279 Merino Court #b, Littleton

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MLS® #S1059767

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential

OTHER, Littleton, CO

WELCOME TO STERLING RANCH COMMUNITY located south from C-470 allowing for easy access off Santa Fe Highway 85 in Littleton, CO. This THREE BEDROOM TOWNHOME built in 2023 is offered at a SIGNIFICANT PRICING OPPORTUNITY that includes a SELLER CLOSING CREDIT OFFER of \$10,000 with a successful closing between Seller and Buyer. You will find a like new constructed property that has a very livable designed layout with 2 levels where the first level you will find your living great space layout consisting of the kitchen, dining and living room space along with a first level half bathroom. The quality build of the finishes consists of kitchen granite countertops, 42" kitchen cabinets, tile backsplash, stainless steel appliances with 9' foot ceilings along with a spacious countertop area for serving and enjoying meals where you can enjoy the living room to sit and lounge while watching TV or sitting and entertaining with friends and family in front of the electric fireplace. The main level also has easy access directly from the 2-CAR GARAGE. Now you head upstairs to the 2nd level designed with a PRIMARY BEDROOM with an en-suite bathroom and a walk in Closet plus there are 2 additional Bedrooms with a shared bathroom. SOLAR installed for electrical savings. The amenities in Sterling Ranch community consist of a Clubhouse with workout fitness center, pool along with walking and hiking trails throughout the community. The Townhome setting requires limited owner



maintenance where the HOA takes care of the Common area grounds maintenance and landscaping, Insurance Master Policy, Exterior maintenance, irrigation water, driveway maintenance, Pool and Clubhouse maintenance, snow removal, water and sewer trash and recycling removal.

Built in 2023

**Essential Information**

MLS® #	S1059767
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,450
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Style	Contemporary, Mountain
Status	Closed

**Community Information**

Address	9279 Merino Court #b
Area	Out Of Standard Regions
Subdivision	OTHER
City	Littleton
County	Douglas
State	CO
Zip Code	80125

**Amenities**

Amenities	Fitness Center
Utilities	Electricity Available, Natural Gas Available, Municipal Utilities, Trash Collection, Water Available, Sewer Connected
Parking	Garage
# of Garages	2

Has Pool	Yes
Pool	Community

### Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave Hood Fan, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	1 Unit

### Exterior

Exterior	Frame, Wood Siding
Lot Description	See Remarks
Roof	Asphalt
Construction	Frame, Wood Siding

### Additional Information

Date Listed	June 17th, 2025
HOA Fees	2136
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Coldwell Banker Mtn Properties
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Listing information last updated on October 12th, 2025 at 5:36pm MDT