



**9692 W COCO CIRCLE #304**

9692 W COCO CIRCLE, LITTLETON, CO 80128

**\$340,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

REcolorado

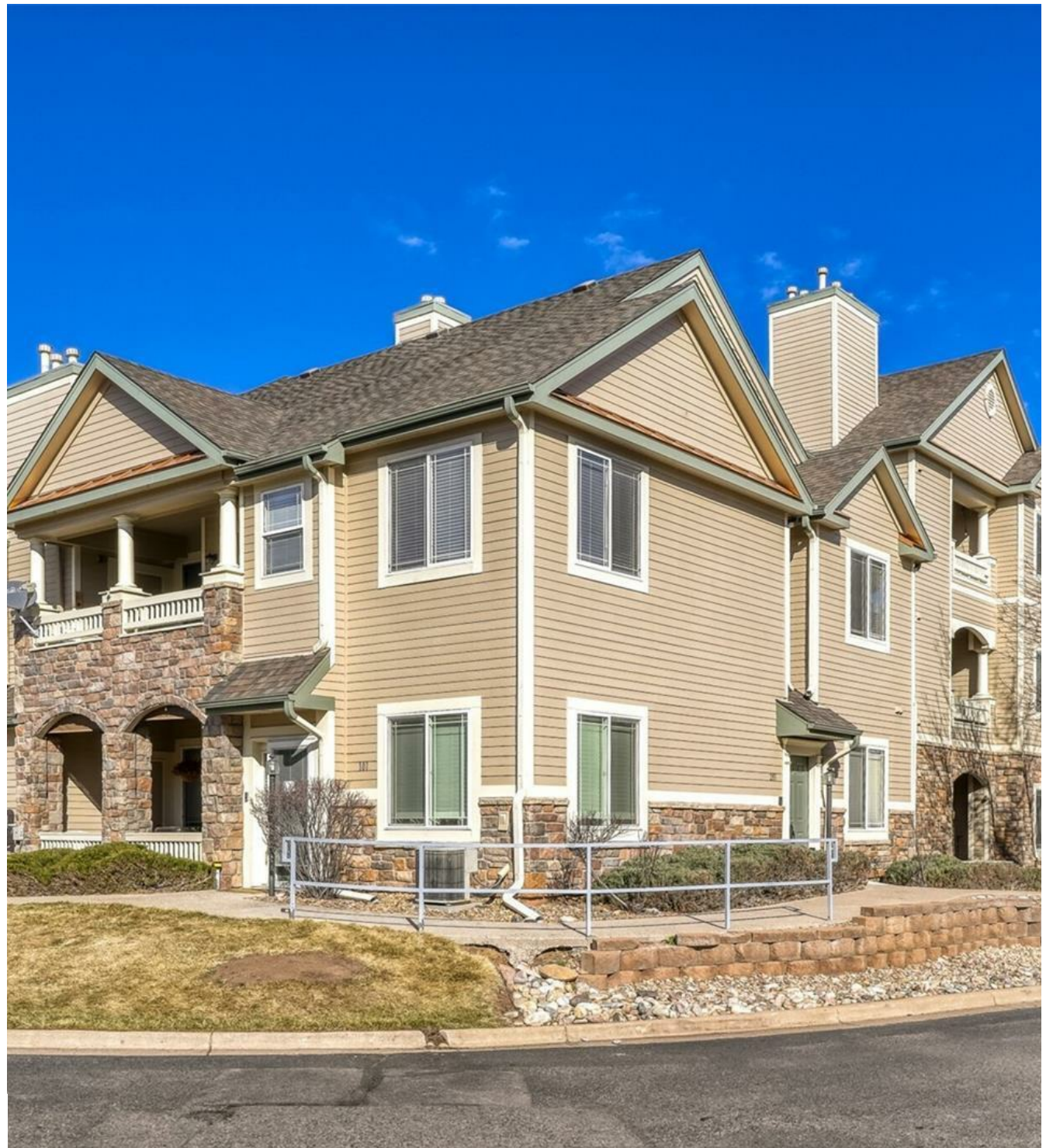
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Penthouse Living in Deer Creek - Top Floor, 2 Bed, 2 Bath Condo with New A/C + Resort-Style Amenities. There's something special about coming home to the top floor. At 9692 W Coco Circle #304, you get the quiet and privacy of no upstairs neighbors, plus that peaceful "penthouse retreat" feeling the moment you walk in. The light pours through the windows, the ceilings feel open and airy, and the layout just makes sense. The primary suite is truly a place to unwind - spacious, private, with its own en suite bath and a generous walk-in closet. The second bedroom is incredibly flexible: perfect for guests, a home office, workout room, or whatever life needs next.

**Sewer: Public,  
Fireplace Count: 1 Fireplace,  
Cooling: Central A/C,  
Heating Type: Forced Air,  
Water: City Water**

**\$340,000**



And with a full second bathroom nearby, the setup is ideal for roommates or visitors. You'll also love the peace of mind that comes with a brand new A/C (installed May 2025) - a big-ticket item already taken care of. Step outside your door and the lifestyle gets even better. The Deer Creek community offers a pool, hot tub, fitness center, and clubhouse - and yes, water is included in the HOA, making monthly budgeting that much easier. There's also plenty of parking for you and your guests (a rare bonus!). Location? It's hard to beat. You're within walking distance to grocery stores, coffee shops, gyms, and everyday essentials. Plus, quick access to C-470 makes commuting to the Denver Tech Center simple and mountain getaways effortless. Whether you're a first-time buyer, downsizing into something low-maintenance, or looking for a smart investment property, this top-floor condo offers comfort, convenience, and true value in one of the area's most desirable communities. Come see why this one feels like home.



