

8012 Decatur Ct
Westminster, CO 80031



Anthony Rael

Realtor

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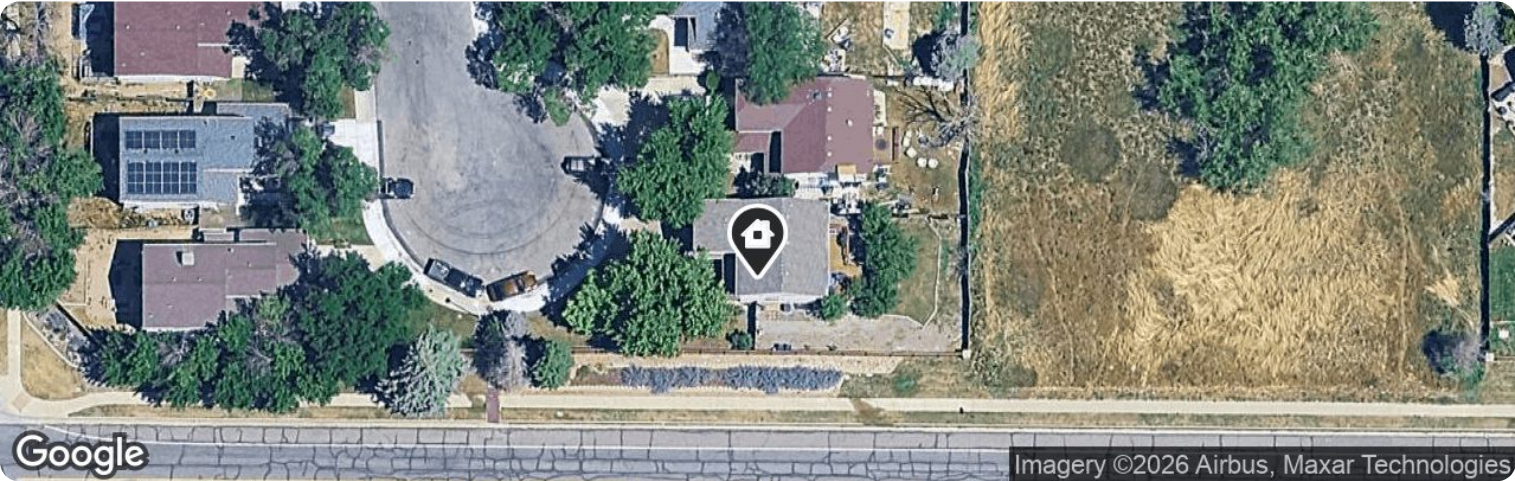
🌐 anthonyrael.com



RE/MAX Alliance



8012 Decatur Ct, Westminster, CO 80031



Active / For Sale • Active: 8/20/2026

List Price

\$475,000

Active Date 8/20/2026 Listing ID 2440312



3 Beds



3 Baths



1,366 Sq Ft



7,095 Sq Ft

Basic Facts

Type

Single Family

Price by SqFt

\$348 per sq ft

Days in RPR

35

Price to Est. Value

100%

HOA Dues

\$65 | mo

Land Use

Single Family Residential

Year Built

1986

APN/TaxID

R0061800

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Property Information

Description

**** SELLER OFFERING 2/1 INTEREST RATE BUYDOWN **.** Light and bright move-in ready Two Story single family home features soaring vaulted ceilings, open floor plan with spacious living room, Pergo wood flooring throughout the entire main level. Kitchen updated with quality cabinetry, stainless steel kitchen appliances, slab granite countertops with bar-height seating, pantry and spacious eat-in kitchen. Upstairs are three bedrooms including a Primary Bedroom suite with walk-through closet with built-in closet storage unit leading to an updated 3/4 enSuite bath. Bedroom #2 can accommodate a king size bed and also includes a inset area for a small desk, makeup vanity or dressing table. Bedroom #3 has great natural sunlight and both bedrooms share an updated full bathroom. 600 sqft unfinished basement provides an abundance of additional storage space plus laundry (washer/dryer included); pre-plumbed for a future bathroom and has two egress windows - providing endless possibilities to customize & finish the space to suit your vision & lifestyle. Home has been professionally deep-cleaned, interior & exterior windows professionally cleaned, carpet professionally cleaned and furnace & air conditioner inspected, cleaned and in great shape! Anderson windows allow natural sunlight throughout the day. Step outside to the freshly stained deck & private backyard with no neighbors behind! Peaceful outdoor space provides the perfect setting for relaxing, entertaining, gardening or watching the kiddos or pets to run safely in the privacy of their own yard. Shadowridge is centrally located with convenient access to Downtown Denver, Boulder Coors Field, Ball Arena or Mile High Stadium via US36, I-25 and I-70, RTD Light Rail Stations. Plenty of nearby shopping, dining & entertainment options. Cobblestone Park, with its playground and trails, is only two blocks away. Immediate Possession. Rare opportunity to own one of the few cul-de-sac lots in Shadowridge at Briar Heights in Westminster!

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family Residence	–
Bedrooms	3	3	–
Total Baths	3	3	–
Full Baths	2	3	–
Partial Baths	1	–	–
Living Area (sq ft)	1,366	1,366	–
Building Area (sq ft)	1,366	1,366	–
Lot Size	6,970 sq ft	7,095 sq ft	–
Lot Dimensions	6970 SF	–	–
Garage	Yes	Yes	–



Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Garage (spaces)	1	1	–
Year Built	1986	1986	–
Total Rooms	6	–	–
Roofing	Composition Shingle	Composition	–
Heating	–	Forced Air, Natural Gas	–
Cooling	Central	Central Air	–
Basement	Improved Basement (Finished)	Bath Stubbed, Finished, Full, Interior Entrance, Unfinished	–
Foundation	–	Slab	–
Construction	Frame	Frame, Wood Siding	–
Exterior Walls	Siding (Alum/Vinyl)	–	–
Number of Units	0	–	–
Number of Stories	2 story with Basement	Two	–

Interior Features

LISTING			
Appliance	Gas Water Heater, Refrigerator, Washer, Disposal, Dishwasher, Dryer, Oven, Microwave	Basement	Full, Bath Stubbed, Unfinished, Interior Entrance, Finished
Cooling	Central Air	Floor	Carpet, Laminate, Wood
Heating	Forced Air, Natural Gas	General	Vaulted Ceiling(s), Granite Counters, Ceiling Fans, Eat-In Kitchen, Walk-In Closet, Master Suite
Window	Double Pane Windows, Window Coverings		
PUBLIC			
1st Floor	624 sq ft	2nd Floor	742 sq ft
Basement	596 sq ft	Basement Finished	149 sq ft





Interior Features

PUBLIC			
Building Perimeter	150 sq ft	Garage	280 sq ft
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard	Number of Plumbing Fixtures	11

Exterior Features

LISTING			
Construction	Frame, Wood Siding	Fence	Full
Foundation	Slab	Patio	Deck
Roof	Composition	Security	Carbon Monoxide Detector(S), Smoke Detector
Parking	Concrete	Parking Spaces	2
Sewer	Public Sewer	Levels	Two
Water	Public	General	Private Yard, Garden, BBQ

PUBLIC			
Site Influence	Proximity - School	Lot Size - Square Feet	6,970 sq ft
Lot Size - Frontage Feet	55 sq ft	Lot Size - Depth Feet	129 sq ft
Lot Size - Acres	0.16 acres	Neighborhood Code	210
Roof Type	Gable	Current Use	Single Family
Effective Year Built	2015	Building Condition	Good
Building Quality	C	Wood Deck	80

Legal Description

Parcel Number	R0061800	Tax ID	R0061800
County	Adams County	Census Tract	080010093.091004

Legal Description

Carrier Route	C005	Abbreviated Description	SEC/TWN/RNG/MER:SEC 29 QTR 4 TWN 02S RNG 68W SUB:SHADOWRIDGE AT BRIAR HEIGHTS BLK:1 LOT:26
Current Use	Single Family		

Homeowner Association

Dues	\$65	Payments Per Year	12
Features	Maintenance/Grounds, Recycling, Trash		

Location Details

Building Name	Shadowridge at Briar Heights	Directions to Property	Federal Blvd to 80th Ave. 1 block East to Eliot St. Left again to west 81st Ave. Right on Decatur St and right again on Decatur Court. Proceed to the end of the cul-de- sac and property will be the last home on left hand side.
Location Features	Many Trees, Cul-De-Sac, Sprinklers - Rear, Sprinklers - Front, Corner Lot, Landscaped, Near Public Trans	Flood Zone	X (unshaded)

Listing Details

Listing ID	2440312	Listing Source	REcolorado
Exclusions	none.		

Listing Agent

	Agent	Anthony Rael		Office Name	RE/MAX Alliance
	Lic. #	40043213			3900 E Mexico Ave Ste 970, Denver, CO, 80210
	Office	303-757-7474			
	Phone	303-520-3179			
	E-Mail	matrix@anthonyrael.com			

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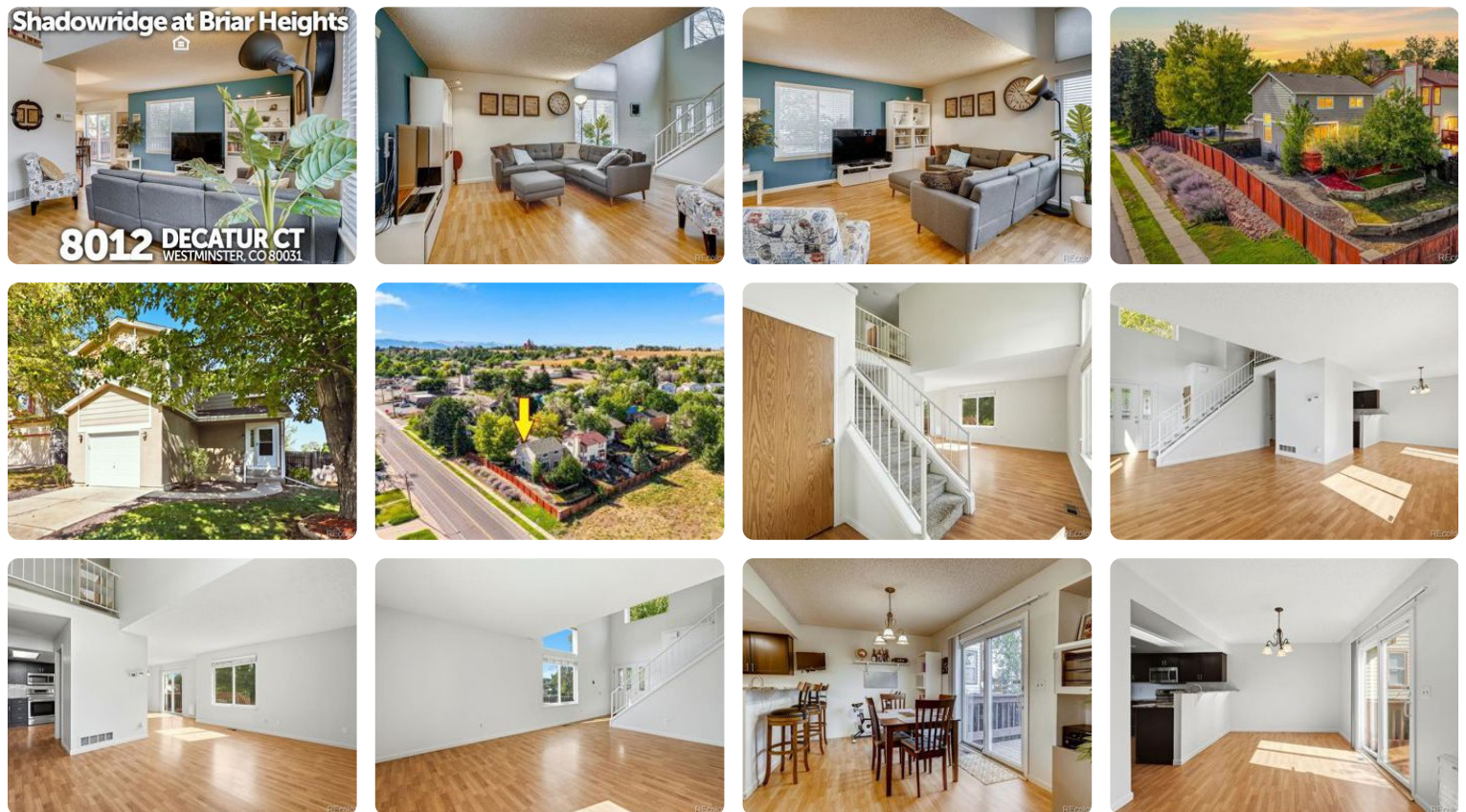
Maps

Aerial



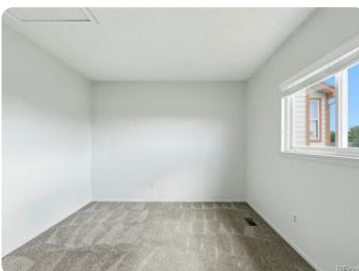
Photos

Listing Photos



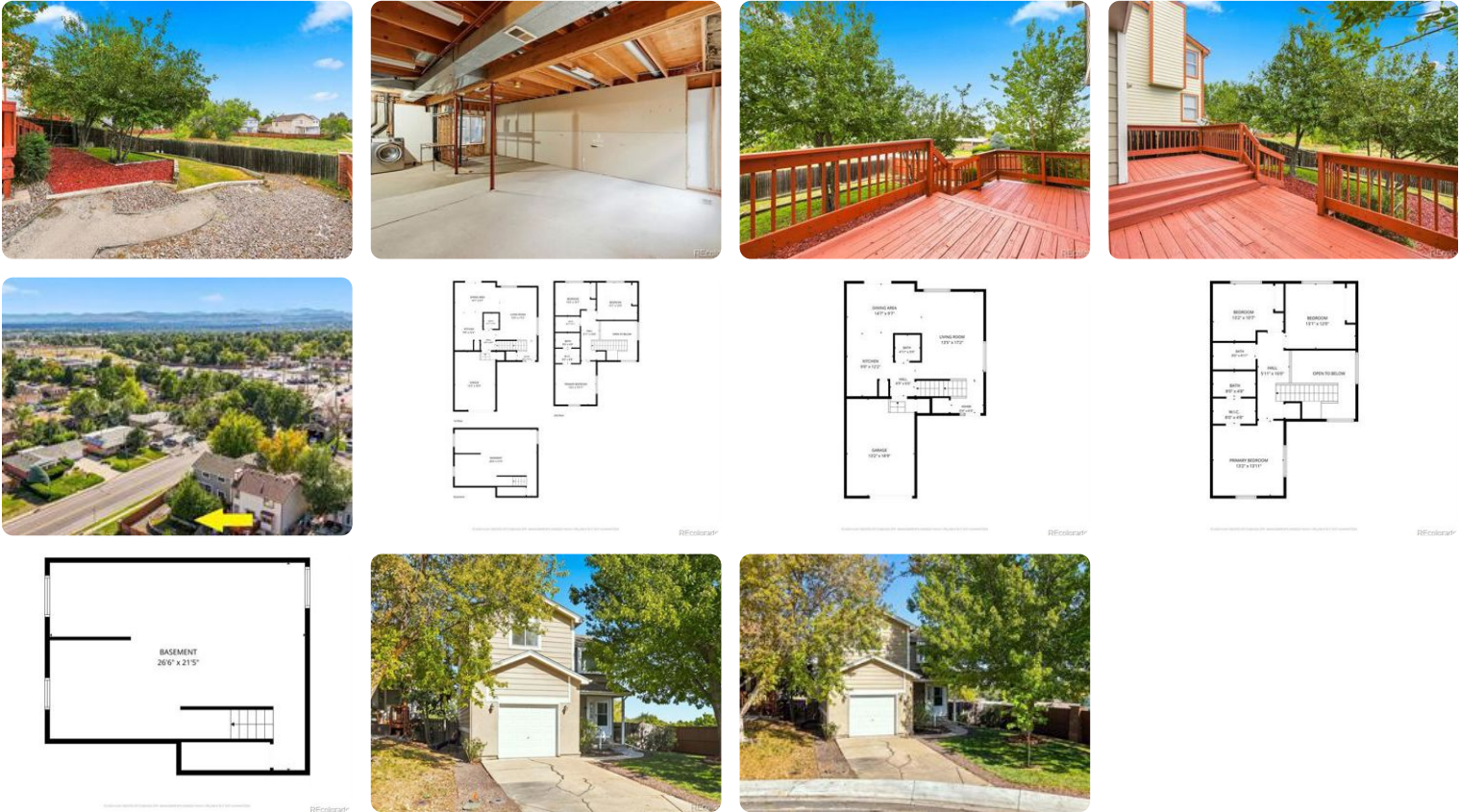
Photos

Listing Photos



Photos

Listing Photos



Neighborhood

People Facts & Stats

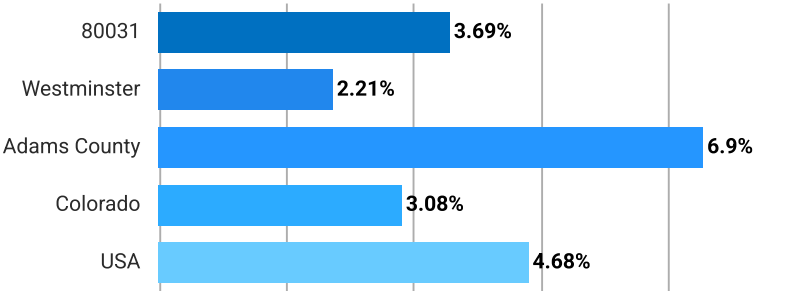
	80031	Westminster	Adams County	Colorado	USA
Population	38K	115K	530K	5.86M	334.92M
Population Density per Sq Mi	4.41K	3.65K	454	57	95
Pop Change since 2020	+1.3%	+1.6%	+6.2%	+5.6%	+2.5%
Median Age	37	37	35	38	39
Male / Female Ratio	51%	50%	51%	51%	50%

Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025
Update Frequency: Annually

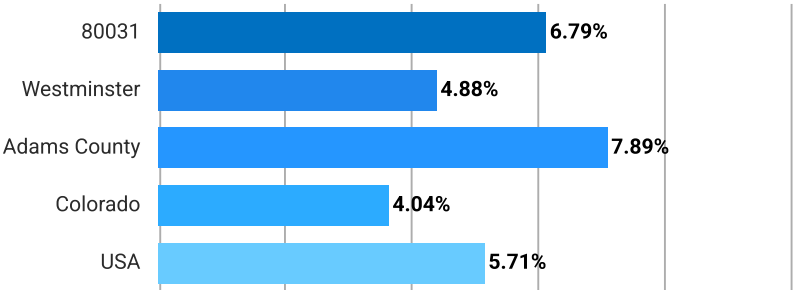
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



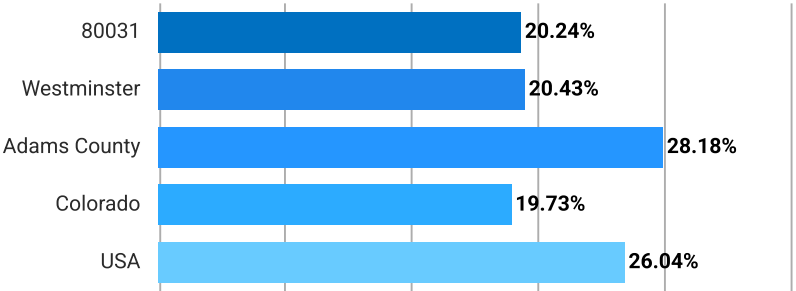
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

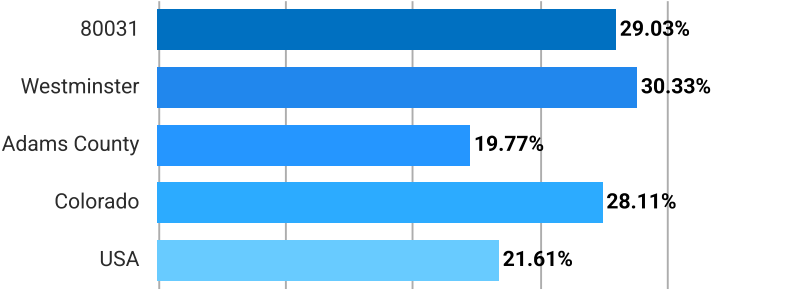
This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



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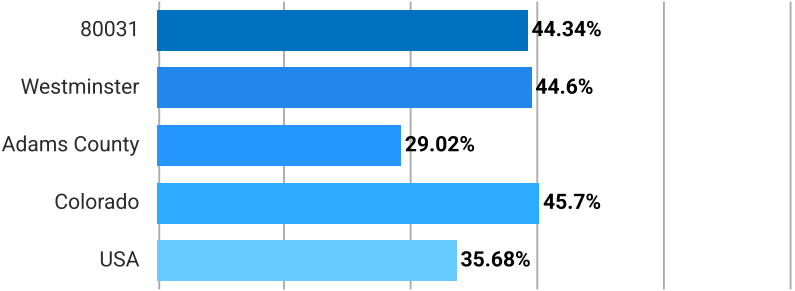
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



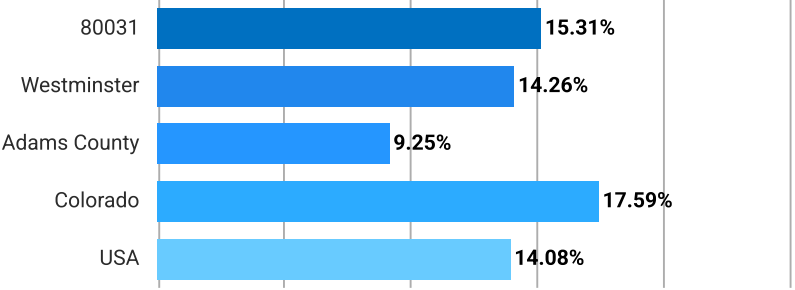
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



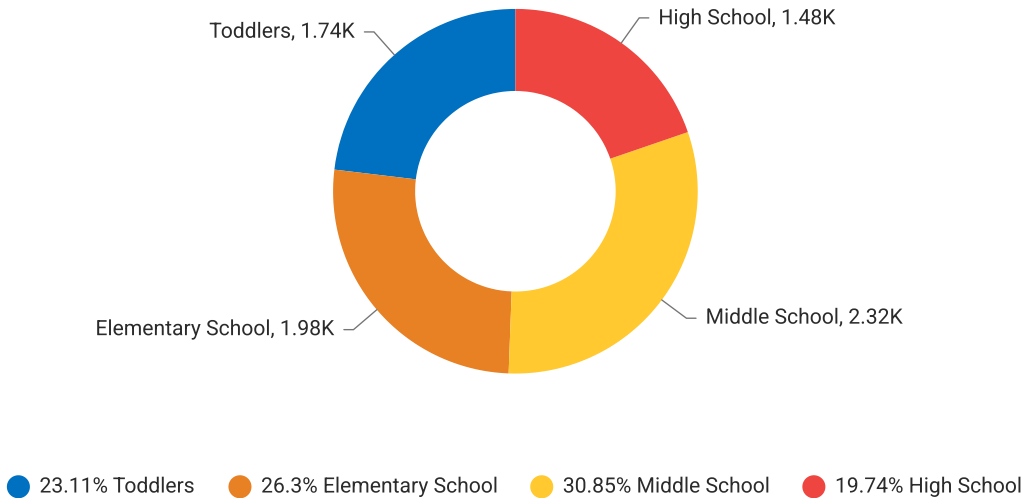
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Population of Children by Age Group in 80031

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

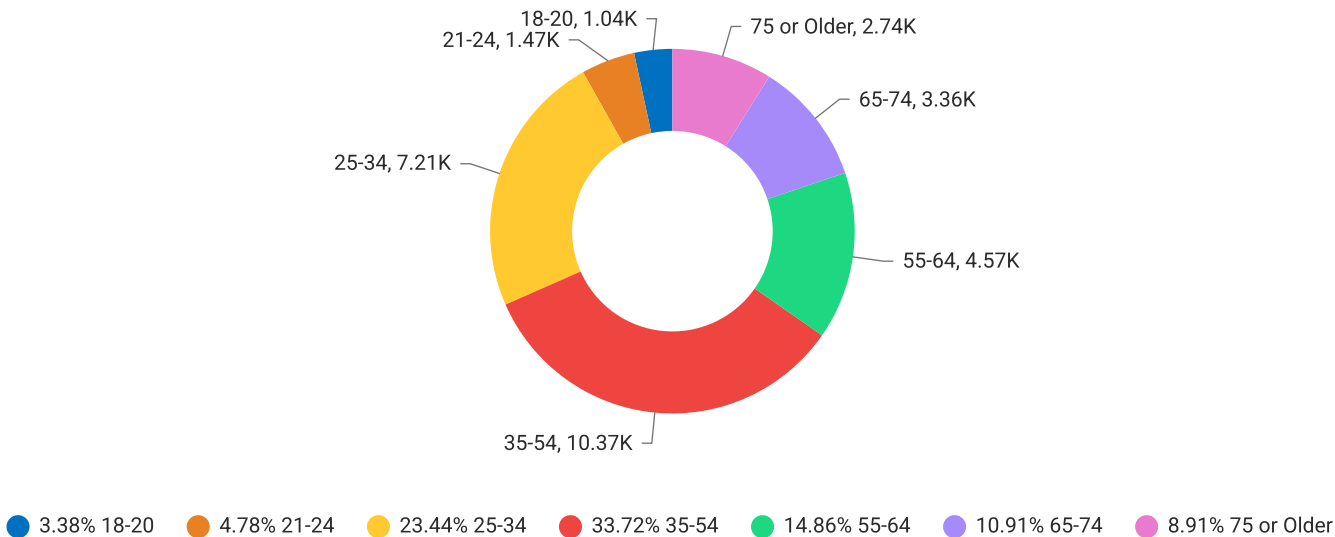


Population of Adults by Age Group in 80031

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



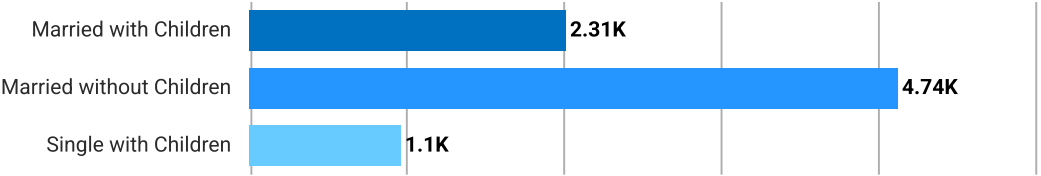
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Households With Children in 80031

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

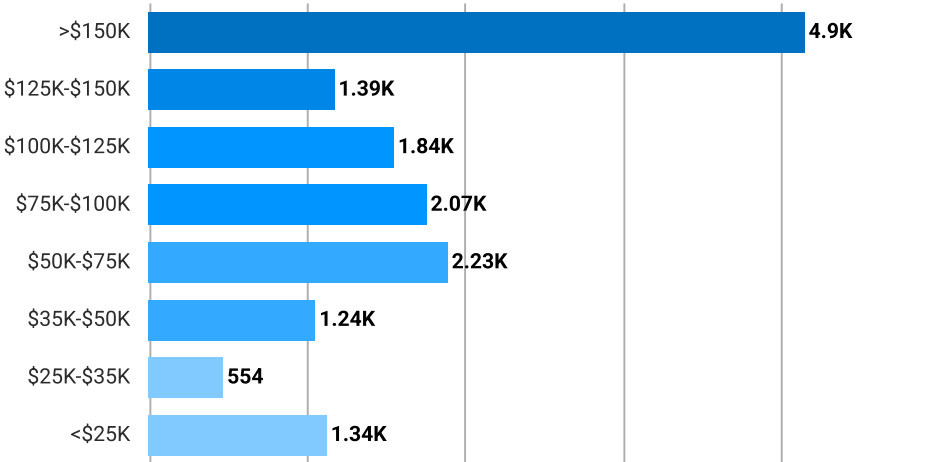


Household Income Brackets in 80031

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

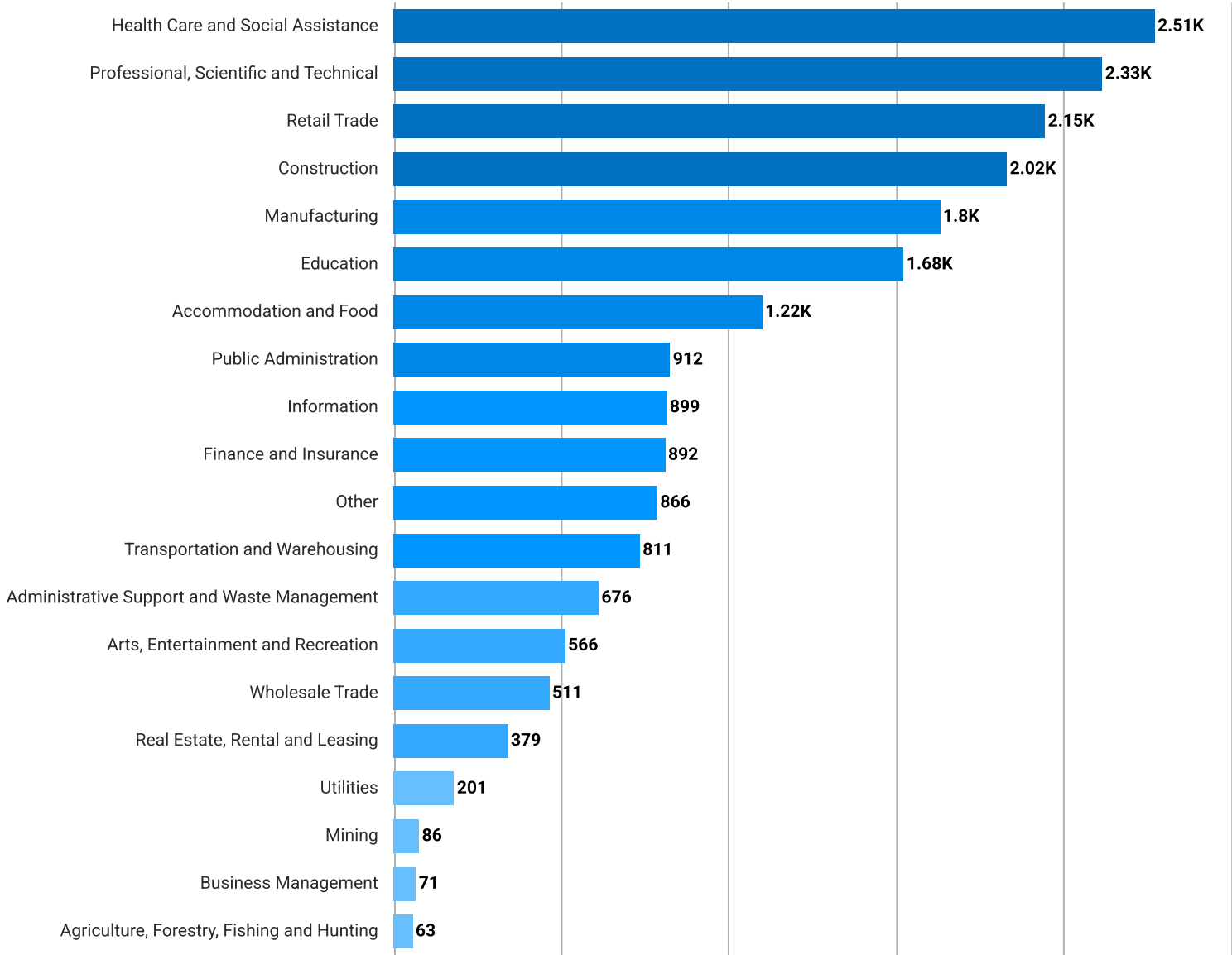


Occupational Categories in 80031

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



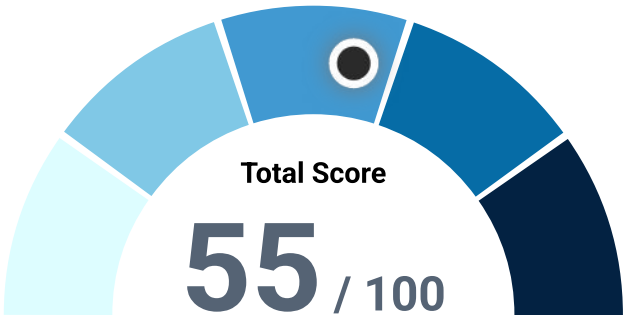
Economic Facts & Stats

	80031	Westminster	Adams County	Colorado	USA
Income Per Capita	\$54,999	\$53,904	\$42,206	\$52,636	\$44,673
Median Household Income	\$104,706	\$100,272	\$94,571	\$95,470	\$80,734
Unemployment Rate	–	3.9%	4.4%	4.1%	4.1%
Number Unemployed	–	3K	13K	133K	6.92M
Number Employed	–	67K	287K	3.08M	162.18M
Number in Labor Force	–	69K	301K	3.21M	169.09M

Quality of Life Facts & Stats

	80031	Westminster	Adams County	Colorado	USA
Elevation (in feet)	6,267	6,267	5,579	6,846	–
Annual Rainfall (in inches)	16	16	16	18.45	–
Annual Snowfall (in inches)	60.05	60.05	50.53	51.79	–
Days of Full Sun (per year)	113	113	115	126	–
Travel Time to Work (in minutes)	–	27	30	25	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	4	–	–
Superfund Sites	–	–	7	48	2,466
Brownfield Sites	Yes	Yes	Yes	Yes	No

AARP Livability™ Index for 80031



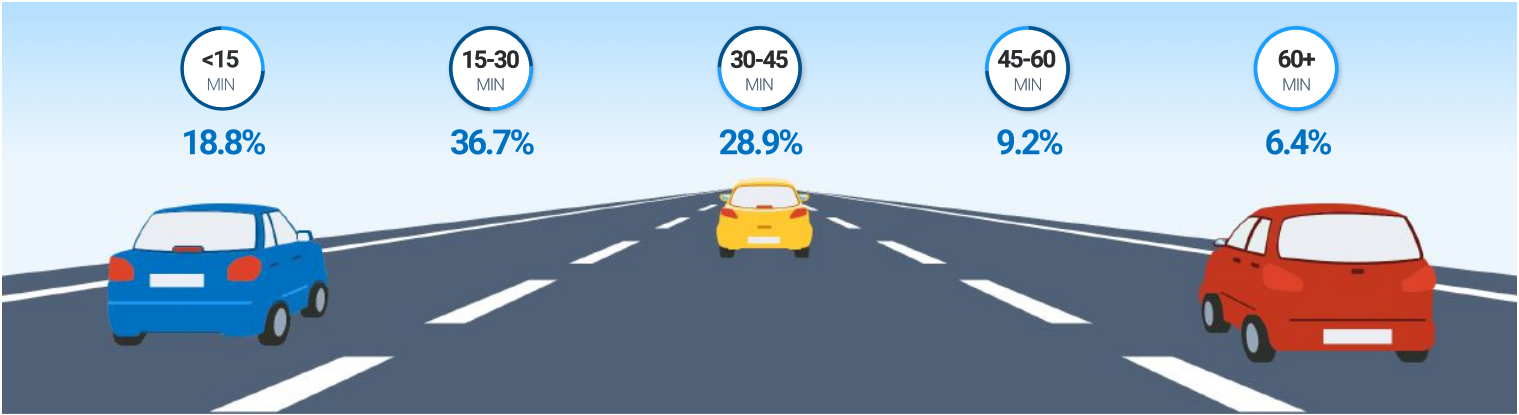
A score over 50 is above average

Housing	47
Affordability & Access	
Neighborhood	59
Access to Life, Work & Play	
Transportation	61
Safe & Convenient Options	
Environment	32
Clean Air & Water	
Health	66
Prevention, Access & Quality	
Engagement	58
Civic & Social Involvement	
Opportunity	64
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census
Update Frequency: Annually



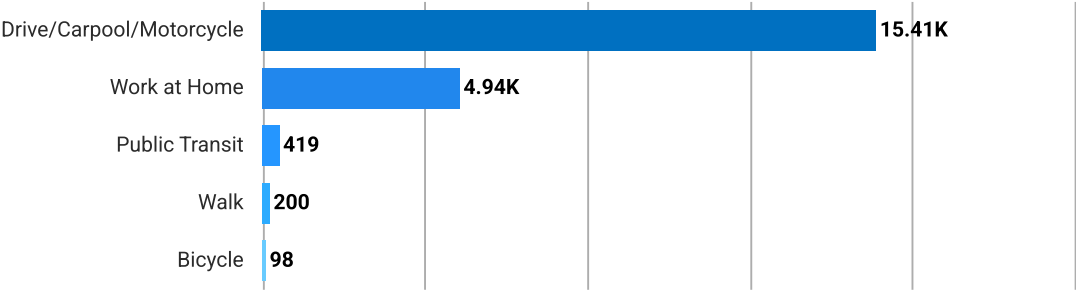
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How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



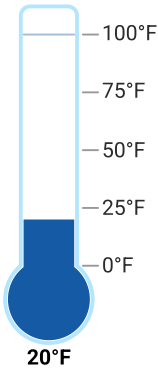
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

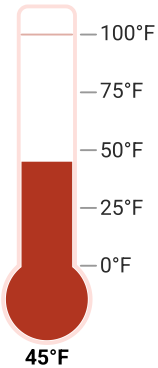
Source: NOAA

Update Frequency: Annually

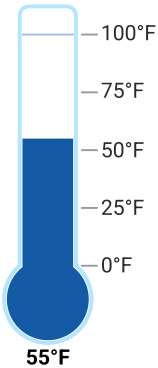
Avg. January Min. Temp



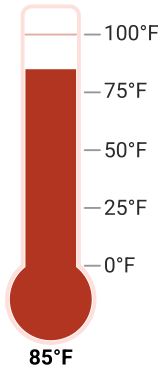
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Schools

School data is showing the schools assigned to this property location.

Westminster High School

High

Public School

Grades 9-12

Westminster Public School District

School Details		School Facts	Westminster High School	Westminster Public School District
Address		Overall Grade	B-	C
6933 Raleigh St, Westminster, CO 80030		Total Enrollment	2,011	7,631
Phone		Students per Teacher	21:1	17:1
(720) 542-5401		Students in Free Lunch Program	84%	85%
Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly		Academic Grade	C+	C-
		Average GPA	3.44 (out of 813 responses)	3.43 (out of 858 responses)
		Math Proficiency	–	13%
		Reading Proficiency	–	24%
		Gifted Students	6%	–
		AP Enrollment	–	–
		Graduation Rate	86%	70%
		Average ACT Score	20 (out of 29 responses)	20 (out of 33 responses)
		Average SAT Score	1020 (out of 285 responses)	1030 (out of 292 responses)
		Teacher Grade	B	C+
Average Teacher Salary			\$75,456	\$75,456
Teachers in 1st or 2nd Year			–	5%