

\$2,675,000 - 1476 S Josephine St, Denver

MLS® #1046614

\$2,675,000

5 Bedroom, 4.00 Bathroom, 4,901 sqft
Residential on 0.14 Acres

Cory Merrill, Denver, CO

Welcome home to this luxuriously warm, welcoming and completely stunning custom home. This newly built residence is thoughtfully designed and custom-crafted. A striking curved staircase anchors all three levels, introducing a sense of architectural drama. The open main level is ideal for both everyday living and entertaining, featuring a spacious great room that flows seamlessly into a gourmet chef's kitchen and inviting outdoor living spaces. Two dedicated home offices - one on the main level and one in the finished basement - support modern living with ease. Retreat to a luxurious primary suite with a private balcony and spa-inspired bath complete with a sauna and custom Euro style closet system. A basement fitness center and media room provide additional space for recreation and wellness. Every finish, from custom wood cabinetry by Sharp Cabinetry, wide-plank, white oak flooring, to sleek quartz countertops and designer tile, reflects a warm, elevated, and refined aesthetic. Set on a quiet block just moments from Washington Park and South Gaylord Street, this location offers convenience and enduring value - wrapped in a home designed with heart. This home has an energy/ACH rating of 0.95, is all electric and extremely energy efficient. All documents and floor plans available upon request.

Built in 2025

Essential Information



MLS® #	1046614
Price	\$2,675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	4,901
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Residential-Detached
Style	Contemporary/Modern
Status	Active

Community Information

Address	1476 S Josephine St
Area	Denver
Subdivision	Cory Merrill
City	Denver
County	Denver
State	CO
Zip Code	80210

Amenities

Utilities	Natural Gas Available, Electricity Available, Other
Parking	Garage Door Opener, Oversized
# of Garages	3
Garages	Detached

Interior

Interior Features	Study Area, Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Sauna, Jack & Jill Bathroom, Kitchen Island, 9ft+ Ceilings
Appliances	Electric Range/Oven, Double Oven, Dishwasher, Refrigerator, Bar Fridge, Disposal
Heating	Heat Pump
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Curbs, Gutters, Sidewalks, Lawn Sprinkler System, Level
Windows	Skylight(s), Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Stucco

School Information

District	Denver District 1
Elementary	Cory
Middle	Merrill
High	South

Additional Information

Days on Market	1
Zoning	E-SU-DX

Listing Details

Listing Office	milehimodern - Boulder
----------------	------------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.
Listing information last updated on October 31st, 2025 at 8:20am MDT