

\$2,100,000 - 1756 Grape St, Denver

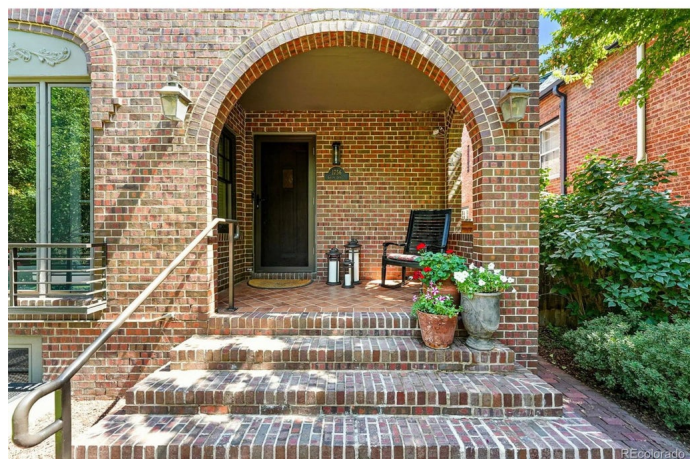
MLS® #2337763

\$2,100,000

5 Bedroom, 4.00 Bathroom, 4,475 sqft
Residential on 0.14 Acres

Park Hill, Denver, CO

Welcome home! If you're looking for the "whole package" -- look no more: prime Park Hill location, multiple living spaces, easy entertaining both inside and out, a main floor office, a finished basement, and 4 bedrooms/2 baths on the 2nd floor. With gleaming hardwood floors, abundant natural light, and period details (Batchelder tile, handsome built-ins & more), this home reflects its 1928 heritage, but has been updated throughout over the past 20 years to include the addition of a main floor family room, home office, expansive primary suite, and renovated basement. The result? A home with amazing functionality, fabulous finishes, and updated mechanicals. Chef will love the well-appointed kitchen, with top-of-the-line appliances, and endless prep space, and a copper farmhouse sink; while the family room offers a large wet bar, space to lounge, and an inside-out fireplace. Relax in the luxurious primary suite with a private balcony, spacious closet, laundry, and spa-like 5 pc bath (e.g. heated limestone floors, oversized soaking tub, and towel warmers!). 3 secondary bedrooms and full bath round out the upstairs, and there's more in the newly renovated basement: a 5th bedroom/rec room w/ 2 egress windows, wine cellar/closet, 3/4 bath, a 2nd washer/dryer, and the World's Greatest "Costco Closet" --plus even more unfinished storage space. Enjoy the backyard under the canopy of a 100-year old catalpa tree, while Chef takes advantage of the built-in grill and 2 gas



burners. Relax knowing all systems are in great condition: new impact-resistant roof in 2024; new furnace/ac/humidifier upstairs in 2019/in basement 2022; new tankless water heater 2023, new Pella windows in 2020; updated electrical panels, and more. Check out highly-rated schools in the neighborhood, as well as the neighborhood gems at 22nd & Kearney, 23rd and Dexter, the library, City Park, and more. Open Houses scheduled for Sat 10/18 from 12-2pm and Sunday 10/19 from 12-2pm--come on by!

Built in 1928

Essential Information

MLS® #	2337763
Price	\$2,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	4,475
Acres	0.14
Year Built	1928
Type	Residential
Sub-Type	Residential-Detached
Status	Pending

Community Information

Address	1756 Grape St
Area	Denver
Subdivision	Park Hill
City	Denver
County	Denver
State	CO
Zip Code	80220

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
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# of Garages	2
Garages	Detached

Interior

Interior Features	Study Area, Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Double Oven, Dishwasher, Refrigerator, Bar Fridge, Washer, Dryer, Microwave, Freezer, Disposal
Heating	Forced Air, Radiant, Humidity Control
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	2+ Fireplaces, Gas, Living Room, Family/Recreation Room Fireplace, Basement
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Balcony
Lot Description	Gutters, Lawn Sprinkler System, Level
Windows	Window Coverings, Double Pane Windows, Triple Pane Windows, Storm Window(s)
Roof	Composition
Construction	Wood/Frame, Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Park Hill
Middle	McAuliffe International
High	East

Additional Information

Days on Market	13
Zoning	U-SU-E

Listing Details

Listing Office	Compass - Denver
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