

\$900,000 - 3313 Curtis St, Denver

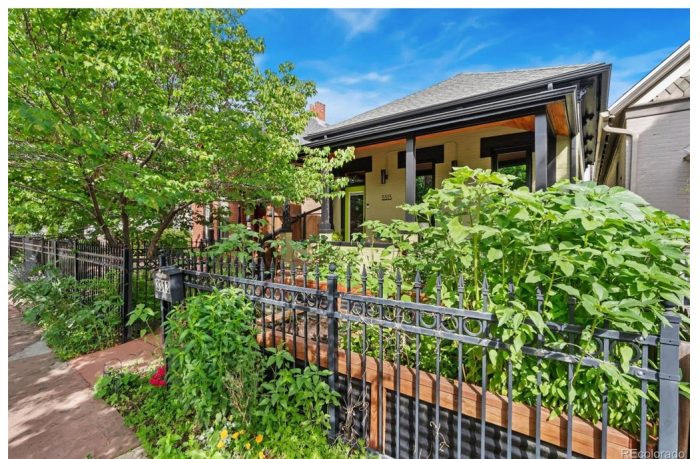
MLS® #2888878

\$900,000

3 Bedroom, 4.00 Bathroom, 2,229 sqft
Residential on 0.07 Acres

Case & Eberts, Denver, CO

A truly unique and beautiful home with a basement studio apartment, this home currently generates an average of \$60,000 a year income as an owner occupied short term rental. 3313 Curtis blends an 1886 classic brick Denver home seamlessly into a contemporary modern addition that preserved the warmth of the original brick structure while providing the amenities of a brand new home. Exposed brick walls, large windows, open, flowing floor plan, tall ceilings, smooth finished walls, 100% new systems, from Plumbing and HVAC to electrical and framing, the house is essentially new. \$40,000 in underground utility work has been done to prepare for an ADU off the alley. Fantastic flexible floor plan gives the new owner plenty of options. Each bedroom has it's own ensuite bath. The tastefully finished basement features cork floors, a murphy bed, 3/4 bath and small kitchen, giving it the capability of being an entirely separate studio apartment, a third bedroom for the house or any number of other uses that fit the owners needs. The beautiful kitchen looks out onto a nice private courtyard that blooms with color all season long. A main floor bedroom with it's own bath and walk in closet is a hard to find feature in most two story homes of this age and the second floor primary suite is it's own oasis with a balcony overlooking the back yard and a large primary bath with walk in closet. The owner has payed attention to the details and it shows. The flexible back yard provides space to park two



cars, grow a garden while still having plenty of space for storage. Owner stubbed a sewer line for future ADU when new sewer line was installed. Come see this lovely home. Truly a pleasure to see.

Built in 1886

Essential Information

MLS® #	2888878
Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	2,229
Acres	0.07
Year Built	1886
Type	Residential
Sub-Type	Residential-Detached
Style	Victorian
Status	Active

Community Information

Address	3313 Curtis St
Area	Denver
Subdivision	Case & Eberts
City	Denver
County	Denver
State	CO
Zip Code	80205

Amenities

# of Garages	2
Garages	Off Street
View	City

Interior

Interior Features	In-Law Floorplan, Open Floorplan, Walk-In Closet(s)
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Heating	Forced Air
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Level, Historic District
Roof	Composition
Construction	Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Cole Arts And Science Academy
Middle	DSST: Cole
High	Manual

Additional Information

Days on Market	185
Zoning	U-RH-2.5

Listing Details

Listing Office	Kentwood Real Estate City Properties
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