

\$997,000 - 2260 Leyden St, Denver

MLS® #3503942

\$997,000

4 Bedroom, 3.00 Bathroom, 3,580 sqft
Residential on 0.17 Acres

South Park Hill, Denver, CO

New Price, Incredible Value in Park Hill. 2/1 BUYDOWN PAID FOR BY THE LENDER, no lender fee future refinancing may be available for qualified buyers purchasing this home and using an affiliate of Orchard Brokerage, LLC. Some restrictions will apply &, on request, the details of the program will be more fully described by the affiliate, Call Joel Uhler for details, 720-338-7739

This exquisite 4-bedroom, 3-bathroom home beautifully preserves some of the 1937 original charm of Park Hill while offering all the modern updates you desire, including a spectacular custom kitchen. With 3,580 sqft of living space, there's room for everyone! The enormous primary suite features a luxurious bathroom and a huge walk-in closet - your personal retreat.

The downstairs has two large rooms for home gym, movie theatre, office or bedrooms.

Step outside to discover a lush green front yard and a truly private back terrace featuring a serene waterfall and cozy fire pit - your personal oasis. Pet lovers, rejoice! This home also includes two gated dog runs with artificial turf for your four-legged companions. Plus, enjoy the ultimate convenience of being walking distance to some of Park Hill's finest restaurants and coffee shops.

This is an opportunity you won't want to miss.



Message us for a private showing or click the link in bio!

Click the Virtual Tour link to view the 3D walkthrough. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

Built in 1937

Essential Information

MLS® #	3503942
Price	\$997,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	3,580
Acres	0.17
Year Built	1937
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	2260 Leyden St
Area	Denver
Subdivision	South Park Hill
City	Denver
County	Denver
State	CO
Zip Code	80207

Amenities

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

Interior

Interior Features	Eat-in Kitchen, Cathedral/Vaulted Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Evaporative Cooling, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	2+ Fireplaces, Living Room, Primary Bedroom
# of Stories	1
Stories	One

Exterior

Lot Description	Gutters, Lawn Sprinkler System, Level
Windows	Window Coverings, Skylight(s), Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Brick/Brick Veneer, Concrete

School Information

District	Denver 1
Elementary	Park Hill
Middle	DSST: Montview
High	East

Additional Information

Days on Market	127
Zoning	U-SU-C

Listing Details

Listing Office	Orchard Brokerage LLC
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