

# \$540,000 - 601 S Dale Ct, Denver

MLS® #3987256

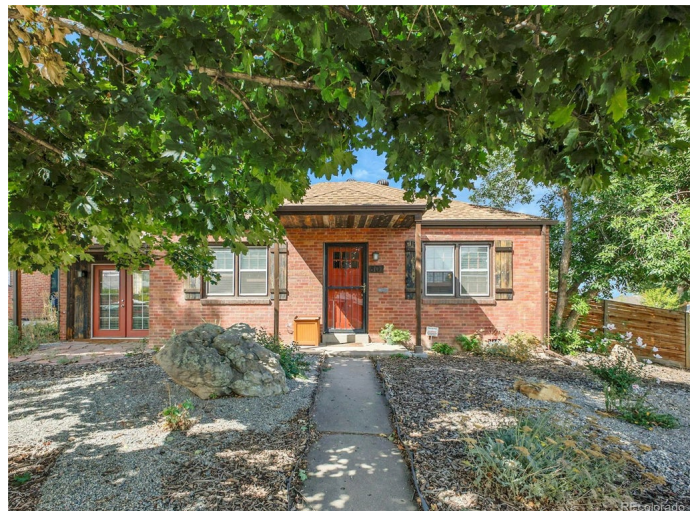
**\$540,000**

3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.16 Acres

Athmar Park, Denver, CO

I am the broker and owner of this charming home in Athmar Park. 15 years ago I was a first time buyer and loved the neighborhood because it offered affordability, a central location and is in close proximity to an awesome neighborhood park (Huston Lake Park) and some great ethnic eateries. Over the years I've updated everything, converting it from a two bedroom one bathroom to a 3 bedroom two bathroom. The original one car garage was transformed into a versatile bedroom or den. I built an over-sized two car garage with tons of storage and finished it in the Japanese style of Yakisugi, burnished wood siding. All the mechanical, electrical and plumbing systems have been updated including; a Renai tankless hot water system, furnace and evaporative cooling system. The home may be small but it's been thoughtfully remodeled with a great flow. The spacious kitchen features a breakfast nook, granite counter tops and a gas range with downdraft venting. Throughout the home, you'll discover designer plumbing fixtures and a master bathroom designed for ultimate relaxation with an extra-long soaking tub. It's the small, custom details that truly make this home special. From the elegant lighting fixtures and custom Shoji closet doors to a unique wall insert above the stove -- you'll find touches of character everywhere you look. Step outside and you'll find a tranquil escape. The backyard garden is a private oasis, complete with a large patio, covered pergola, native Colorado



moss rocks, and a vegetable garden ready for your green thumb. The front yard is xeriscaped for low maintenance, and a dozen trees provide shade and privacy -- all irrigated by a convenient app on your phone. This home is ready for its next chapter, and I'm excited for it to find a new owner who will love it as much as I have. This home qualifies for the community reinvestment act providing 1.75% of the loan amount as a credit towards buyer's closing costs or discount points. Contact agent for more details.

Built in 1946

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | 3987256              |
| Price          | \$540,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,189                |
| Acres          | 0.16                 |
| Year Built     | 1946                 |
| Type           | Residential          |
| Sub-Type       | Residential-Detached |
| Style          | Ranch                |
| Status         | Pending              |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 601 S Dale Ct |
| Area        | Denver        |
| Subdivision | Athmar Park   |
| City        | Denver        |
| County      | Denver        |
| State       | CO            |
| Zip Code    | 80219         |

**Amenities**

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

|         |             |
|---------|-------------|
| Garages | Detached    |
| View    | Mountain(s) |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Pantry                                                       |
| Appliances        | Down Draft, Dishwasher, Refrigerator, Washer, Dryer, Freezer |
| Heating           | Forced Air                                                   |
| Cooling           | Evaporative Cooling, Ceiling Fan(s)                          |
| Fireplace         | Yes                                                          |
| Fireplaces        | Gas Logs Included, Family/Recreation Room Fireplace          |
| # of Stories      | 1                                                            |
| Stories           | One                                                          |

### Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Lawn Sprinkler System, Corner Lot |
| Windows         | Window Coverings, Storm Window(s) |
| Roof            | Composition                       |
| Construction    | Brick/Brick Veneer                |

### School Information

|            |                 |
|------------|-----------------|
| District   | Denver 1        |
| Elementary | Goldrick        |
| Middle     | Strive Westwood |
| High       | Abraham Lincoln |

### Additional Information

|                |         |
|----------------|---------|
| Days on Market | 40      |
| Zoning         | E-SU-DX |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Rally Real Estate Group |
|----------------|-------------------------|

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