

\$625,000 - 434 S Newport Way, Denver

MLS® #5930075

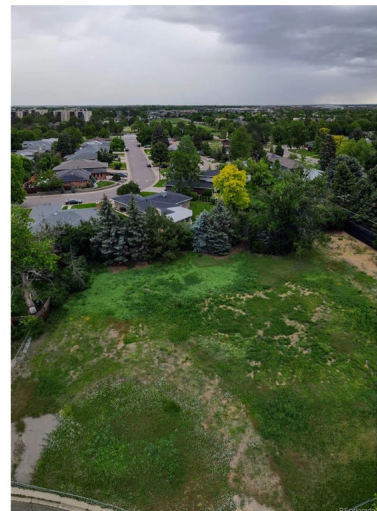
\$625,000

Bedroom, Bathroom,
Land on 0.33 Acres

Winston Downs, Denver, CO

Set on a peaceful, low-traffic street in the heart of Winston Downs/Hilltop, this oversized 14,332 sq ft hilltop lot (zoned S-SU-F) offers a rare development opportunity to build your dream home in one of Denver's most established neighborhoods. As the largest of three newly subdivided parcels, this property stands out for its generous dimensions, privacy, and versatility. Zoned S-SU-F, the lot allows for a single-family residence plus an ADU (Accessory Dwelling Unit), ideal for multigenerational living, a rental unit, guest suite, or detached home office. The lot's size and shape provide incredible flexibility to design a custom floor plan with room for features like a luxurious backyard retreat, a multi-car garage, or a studio/workshop. Framed by mature trees and nestled in a quiet, no HOA neighborhood, this buildable lot feels secluded while still being close to everything and just minutes from Cherry Creek, Lowry Town Center, Crestmoor Park, and the surrounding Hilltop area. A completed plat survey and soil report are available to help accelerate your building process and streamline permit approvals. Whether you're searching for "land for sale in Denver", a "buildable lot near Cherry Creek", or a "zoned-for-ADU development opportunity", this property delivers. Private, spacious, and centrally located, lots like this are few and far between.

Contact the listing agent today for details or to schedule a private walk of the property.



Essential Information

MLS® #	5930075
Price	\$625,000
Acres	0.33
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	434 S Newport Way
Area	Denver
Subdivision	Winston Downs
City	Denver
County	Denver
State	CO
Zip Code	80224

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	4
Garages	Off Street
View	City

School Information

District	Denver 1
----------	----------

Additional Information

Days on Market	123
Zoning	S-SU-F

Listing Details

Listing Office	MODUS Real Estate
----------------	-------------------

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 November 3rd, 2025 at 7:35am MST