

\$1,100,000 - 3737 Wyandot St, Denver

MLS® #6332490

\$1,100,000

Bedroom, Bathroom,
Land on 0.14 Acres

H Witters N Denver Add, Denver, CO

Located on a quiet, tree-lined street in the heart of Denver's iconic LoHi neighborhood, this unique offering presents an extraordinary opportunity to build 2 single-family homes on side-by-side, fully entitled lots. Each parcel spans 3,125 square feet and is completely shovel-ready, with approved building permits, zoning, and full architectural plans already in place. The existing home on-site can be demolished immediately, allowing construction to begin without delay. The vision of these homes is the product of a high-caliber collaboration between renowned local design firm Red Pencil Architecture and premier custom home builder Wolff House.

Thoughtfully designed to harmonize with the neighborhood's historic charm, each residence is planned to feature a Tudor-inspired exterior with modern interior elegance, spanning 3,185 square feet across three stories, featuring four bedrooms, five bathrooms, and generous two-car garages. The plans strike a seamless balance between timeless character and contemporary luxury, in which open floor plans, curated finishes, and intentional architecture come together to create homes as livable as they are beautiful! Situated within walking distance to some of Denver's best restaurants, boutique shops, parks, and downtown access, this location is unmatched for both lifestyle and long-term value. Whether you're a developer, investor, or end user looking to make your mark in one of Denver's most vibrant and in-demand enclaves, this is a



Wolff House: Wyandot Streetscape

REcolorado



Wolff House: 3735 Wyandot Street

REcolorado



Wolff House: 3737 Wyandot Street

REcolorado

rare chance to step into a fully teed-up project with tremendous upside! Price includes both lots (3737 & 3735 Wyandot Street), all architectural plans, and approved permits.

Essential Information

MLS® #	6332490
Price	\$1,100,000
Acres	0.14
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3737 Wyandot St
Area	Denver
Subdivision	H Witters N Denver Add
City	Denver
County	Denver
State	CO
Zip Code	80211

Amenities

Garages	None
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Exterior

Lot Description	Level
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School Information

District	Denver 1
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Additional Information

Days on Market	98
Zoning	U-TU-B

Listing Details

Listing Office	Guide Real Estate
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