

# \$680,000 - 1815 S Adams St, Denver

MLS® #6475221

**\$680,000**

3 Bedroom, 2.00 Bathroom, 1,412 sqft  
Residential on 0.14 Acres

Yale Park, Denver, CO

## BUYER INCENTIVE AVAILABLE!

Welcome to 1815 S Adams St, a charming ranch-style home in Denver's University Park, just steps from Denver University. Built in 1942, this 1,412-square-foot residence combines timeless mid-century appeal with contemporary upgrades. Inside, restored hardwood floors enhance an open floor plan, while the updated kitchen features quartz countertops, stainless steel appliances, and fresh white cabinetry with modern hardware. The dining area flows seamlessly into the living room, which boasts cove ceilings and large windows that showcase the home's historic character. Both bathrooms have been modernized with new fixtures, tile, and hardware. The primary bedroom offers generous closet space, and two additional bedrooms can serve as guest rooms or an office. The basement includes a versatile bonus room perfect for relaxation or customization. Outdoors, the spacious lot is equipped with a sprinkler system, a covered patio ideal for outdoor dining, and no HOA restrictions, providing ample flexibility. Zoning allows for an Accessory Dwelling Unit (ADU)-great for rental income or guest accommodations. The inviting front porch enhances curb appeal. Located near Denver University, shops, dining, and Observatory Park, this home blends modern comfort with historic charm in a prime location. Preferred/Partnered lender is offering 1.00% of the loan amount as a lender-paid



incentive-can be used toward closing costs or for an interest rate reduction. Available only to buyers who use our preferred lender. Contact Daniel at 720-470-5364 or [daniel@acclaimedloans.com](mailto:daniel@acclaimedloans.com) for full details and qualification requirements.

Built in 1942

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | 6475221              |
| Price          | \$680,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 1                    |
| Square Footage | 1,412                |
| Acres          | 0.14                 |
| Year Built     | 1942                 |
| Type           | Residential          |
| Sub-Type       | Residential-Detached |
| Style          | Cottage/Bung, Ranch  |
| Status         | Active               |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1815 S Adams St |
| Area        | Denver          |
| Subdivision | Yale Park       |
| City        | Denver          |
| County      | Denver          |
| State       | CO              |
| Zip Code    | 80210           |

**Amenities**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Natural Gas Available, Electricity Available, Cable Available |
| # of Garages | 1                                                             |
| Garages      | Attached                                                      |

**Interior**

|                   |        |
|-------------------|--------|
| Interior Features | Pantry |
|-------------------|--------|

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Refrigerator, Washer, Dryer, Microwave, Disposal |
| Heating      | Forced Air                                       |
| Cooling      | Ceiling Fan(s)                                   |
| # of Stories | 1                                                |
| Stories      | One                                              |

## Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Gutters, Level     |
| Roof            | Composition        |
| Construction    | Composition Siding |
| Foundation      | Slab               |

## School Information

|            |                 |
|------------|-----------------|
| District   | Denver 1        |
| Elementary | University Park |
| Middle     | Merrill         |
| High       | South           |

## Additional Information

|                |         |
|----------------|---------|
| Days on Market | 57      |
| Zoning         | E-SU-DX |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Coldwell Banker Global Luxury Denver |
|----------------|--------------------------------------|

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