

\$700,000 - 2605 W 35th Ave, Denver

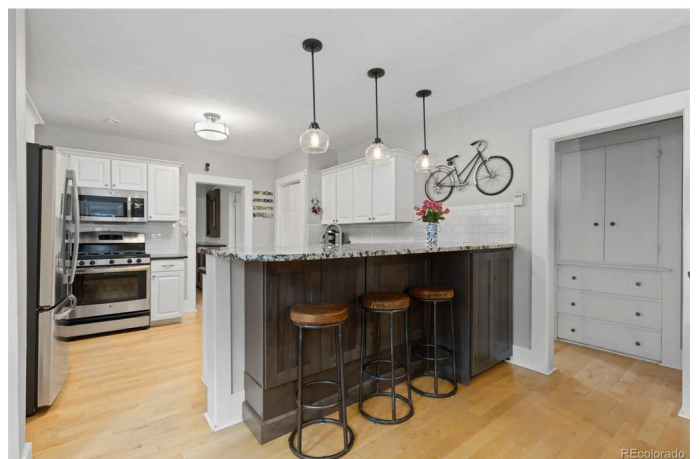
MLS® #7358649

\$700,000

4 Bedroom, 2.00 Bathroom, 1,749 sqft
Attached Dwelling on 0.07 Acres

Potter Highlands, Denver, CO

Do not miss this stunning brick duplex in the highly desirable Denver locale of Potter Highlands! A charming front porch, and original features like built in book shelves and linen storage, this stylish property is ready for your buyers to move in and make themselves at home. As you enter the property, the southern exposure fills the space with natural light and this unique floor plan is beyond functional for a home of this age. The front bedroom space could also be a great home office, and as you walk through the main living area highlighted by a fireplace and more built in features, you begin to feel the cozy vibes of this beautiful home. A designated dining area is off the large kitchen with countertop seating, tons of storage and a kegerator ready cabinet and counter cutout! The main floor primary is one of a kind with a full bathroom and double vanity, good sized bedroom with newer AC unit, and a fully kitted out walk in closet with California closet organizers. There is a third bedroom as you walk to the rear of the home with large windows overlooking the beautifully landscaped backyard, and in the finished basement there is a great laundry/storage/flex space, 4th non-conforming bedroom and the second bathroom, making this the perfect private space for your guests. Numerous outdoor upgrades have been made including professional landscaping, fencing and concrete patio all done in the last few years. There are sprinklers in both front and back yard, as well as drip irrigation in the garden



beds for those buyers with a green thumb. Off street tandem parking and a shared outdoor storage area, walk to the retail offerings on 32nd and Zuni, or stroll down to LoHi restaurant district. The location cannot be beat and at a great price! 2605 W. 35th Ave., will not disappoint!

Built in 1920

Essential Information

MLS® #	7358649
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,749
Acres	0.07
Year Built	1920
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Ranch
Status	Active

Community Information

Address	2605 W 35th Ave
Area	Denver
Subdivision	Potter Highlands
City	Denver
County	Denver
State	CO
Zip Code	80211

Amenities

# of Garages	2
Garages	Off Street

Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Wall/Window Unit(s), Evaporative Cooling
Fireplace	Yes
Fireplaces	Living Room, Single Fireplace
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Level, Historic District
Windows	Double Pane Windows
Roof	Composition, Rubber
Construction	Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Columbian
Middle	Skinner
High	North

Additional Information

Days on Market	93
Zoning	U-TU-B

Listing Details

Listing Office	West and Main Homes Inc
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