

\$470,000 - 8300 Fairmount Dr C104, Denver

MLS® #9015725

\$470,000

2 Bedroom, 3.00 Bathroom, 1,436 sqft
Attached Dwelling on 0.03 Acres

Pelican Pointe, Denver, CO

Beautifully updated and perfectly located, this stunning townhome blends style, comfort, and versatility. As you enter, soaring vaulted ceilings and expansive windows flood the living room with natural light, while the cozy gas fireplace sets the stage for intimate evenings. The dining area is ideal for hosting, complemented by a custom built-in desk that adds both storage and functionality. In the kitchen, the granite upgrades pair beautifully with classic wooden cabinetry, while the patio just beyond is perfect for morning coffee or evening cocktails. The main level is complete with a chic half bath and a well-appointed laundry room, enhanced by additional storage cabinets that maximize space and organization.

Upstairs, two spacious ensuite bedrooms await. The expansive primary suite showcases soaring vaulted ceilings and dual closets, including a cedar-lined closet and a spacious walk-in for exceptional storage. The spa-inspired primary bathroom features dual sinks, a luxurious soaking tub, and a sleek glass-enclosed shower. The secondary suite also enjoys a beautifully upgraded full bath, while new window treatments and plush carpet throughout the upper level enhance the home's refined style and comfort.

Pelican Pointe is a gated community offering annual events, active social clubs, and private access to the scenic Highline Canal. Residents enjoy easy access to shops, dining, schools, and malls, with Lowry Town Center just



minutes away and both Downtown Denver and the Tech Center within a 20-minute drive. The nearby 60-acre lake adds a rare and remarkable lifestyle advantage, making this location truly unmatched. **Property is being marketed as a potential short sale. Lender has provided a target net amount; if an offer meets or exceeds that number, foreclosure sale may be postponed to allow closing. All offers subject to lender review and approval if payoff falls short.**

Built in 1998

Essential Information

MLS® #	9015725
Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.03
Year Built	1998
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Active

Community Information

Address	8300 Fairmount Dr C104
Area	Denver
Subdivision	Pelican Pointe
City	Denver
County	Denver
State	CO
Zip Code	80247

Amenities

Amenities	Park, Hiking/Biking Trails, Gated
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Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	2
Garages	Attached

Interior

Interior Features	Cathedral/Vaulted Ceilings, Walk-In Closet(s)
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Microwave, Freezer, Disposal
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas, Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Lot Description	Abuts Public Open Space
Windows	Window Coverings
Roof	Fiberglass
Construction	Wood/Frame

School Information

District	Denver 1
Elementary	Place Bridge Academy
Middle	Place Bridge Academy
High	George Washington

Additional Information

Days on Market	62
Zoning	R-2-A

Listing Details

Listing Office	Your Castle Real Estate Inc
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