

\$865,000 - 924 E 22nd Ave, Denver

MLS® #9273619

\$865,000

3 Bedroom, 3.00 Bathroom, 2,448 sqft

Residential on 0.04 Acres

Whittier, Denver, CO

This house is easy to make into a home. Step inside this darling Victorian in San Rafael, and you will want to make it yours. Utterly quiet and wrapped in the comfort of new windows with custom shutters that offer unparalleled privacy, new kitchen and baths, new electrical, new HVAC, new roof, and new plumbing (including the main water line), this home has every modern convenience. All of the headaches (and major expenses) of yesteryear have been resolved. You can't beat the residential feel of this home surrounded by \$1M+ properties, and places like Beyond Thai Cafe and Sun Market within mere blocks. Have friends for dinner, then take them to Sweet Action for ice cream and a nightcap in their secret speakeasy, 'Retrograde.' Within a mile is City Park for Jazz, Denver Central Market in Rino, Marczyk's or Watercourse on 17th, plus dozens of other entertainment and essential service spots all along the way. You CAN actually live car-less in this home. Sacrifice no aesthetics: the original newel post, banister, and stairs all speak to the vintage style, and the hardwood floors and high ceilings keep the house airy and bright. The Timothy Oulton chandelier in the LR is included. A coat closet, main-level laundry room, and pretty half bath make for easy living and entertaining. The bonus room off the dining room is being used as a TV room, but could easily become an office or exercise space, and it has a large closet. Upstairs, 3 bedrooms - including the primary - are all



bright and have spacious closets. New hickory floors are gorgeous and capture the charm of cottage living. Soaring ceilings and a skylight are highlights of the primary with a full bath and walk in closet. Escape to the basement 'Bourbon Room' for a game of chess or a quiet moment. Off the 'Bourbon Room' is a large storage area, and the owners are using part of this space as an office. The backyard is a city dwellers delight. Private and manageable, it evokes nights in secret European gardens. Come see!

Built in 1891

Essential Information

MLS® #	9273619
Price	\$865,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,448
Acres	0.04
Year Built	1891
Type	Residential
Sub-Type	Residential-Detached
Style	Victorian
Status	Active

Community Information

Address	924 E 22nd Ave
Area	Denver
Subdivision	Whittier
City	Denver
County	Denver
State	CO
Zip Code	80205

Amenities

Utilities	Natural Gas Available
Garages	None

Interior

Interior Features	Study Area, Open Floorplan, Walk-In Closet(s), Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Lot Description	Lawn Sprinkler System, Level, Historic District
Windows	Window Coverings, Skylight(s), Double Pane Windows
Roof	Composition
Construction	Brick/Brick Veneer, Stucco

School Information

District	Denver 1
Elementary	Cole Arts And Science Academy
Middle	Whittier E-8
High	East

Additional Information

Days on Market	41
Zoning	U-RH-2.5

Listing Details

Listing Office	Camber Realty, LTD
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