

\$900,000 - 2257 S High St, Denver

MLS® #9445568

\$900,000

4 Bedroom, 4.00 Bathroom, 2,729 sqft

Attached Dwelling on 0.05 Acres

University, Denver, CO

WELCOME TO THIS STUNNING CONTEMPORARY 4 BEDROOM, 4 BATH TOWNHOUSE IN THE HEART OF DENVER'S UNIVERSITY (DU) NEIGHBORHOOD, BUILT IN 2017 WITH MODERN LIVING IN MIND! Boasting beautiful curb appeal and professionally landscaped grounds with a front sprinkler system, this home impresses from the moment you arrive! Inside, you'll find gorgeous hardwood floors, floor to ceiling windows that flood the space with natural light and stylish finishes throughout! The open concept layout features a lovely eat-in kitchen complete with stainless steel appliances, quartz countertops, striking backsplash and a breakfast bar with a waterfall breakfast bar, perfect for casual meals and entertaining! Upstairs, enjoy the luxury of two spacious primary suites with one 3/4 ensuite and another full bathroom! The flexible loft area is ideal for an art studio, home office or reading nook! The washer and dryer are included! Take in Colorado's breathtaking sunrises and sunsets from two private rooftop decks-ideal spots for relaxing or hosting friends! The fully finished basement offers two conforming bedrooms and a 3/4 bathroom, providing great space for guests or teenagers! Additional perks include an oversized one-car detached garage, apron parking potential behind the garage and a private fenced yard-rare features in this walkable urban location! Enjoy a high walk score with easy access to DU, the light rail station, Denver



Beer Co, Right Cream Ice Cream, John Holly's, lil Coffea Shop and the neighborhood wine store! Just a few blocks to the local hangout at the Stadium Inn! Equal distance between Harvard Gulch Park and Observatory Park, take your pick! Easy bike ride to Platt Park, Wash Park and the bustling Old South Pearl Street and Old South Gaylord Shops and Restaurants! Convenient to Porter Hospital, I-25 and 285 with quick commutes to downtown Denver or the Tech Center in just 15 minutes! This is city living at its best-modern, connected and close to everything! OPEN HOUSE SAT!

Built in 2017

Essential Information

MLS® #	9445568
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	2,729
Acres	0.05
Year Built	2017
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Active

Community Information

Address	2257 S High St
Area	Denver
Subdivision	University
City	Denver
County	Denver
State	CO
Zip Code	80210

Amenities

Utilities	Natural Gas Available
# of Garages	1
Garages	Detached

Interior

Interior Features	Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floorplan, Loft, Kitchen Island
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Private Yard, Balcony
Windows	Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Stucco

School Information

District	Denver 1
Elementary	Asbury
Middle	Grant
High	South

Additional Information

Days on Market	36
Zoning	U-RH-3A

Listing Details

Listing Office	Grant Real Estate Company
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