



3480 West Walsh Place
 Denver, CO 80219
 COMMUNITY: WESTWOOD

MLS # 1791920
 PRICE \$299,500



 Condominium  1426 SQFT  3 Beds  2 Baths  2 Car

PROPERTY DETAILS

YOUR CLIENTS WILL BE AMAZED HOW SPACIOUS THIS 2 STORY ROW HOUSE IS! THIS ROW HOME HAS NEW CARPET AND PAD, 3 BEDROOMS, 2 FULL BATHROOMS, 2 CAR DETACHED GARAGE, PLUS YOUR CLIENTS WILL LOVE THAT THERE IS NO H.O.A. FEES!! THE FINISHED BASEMENT OFFERS GREAT SPACE IN THE OVER-SIZED FAMILY ROOM, THE WINDOWS IN THE BASEMENT BEDROOMS CAN BE USED AS EGRESS, THE ROOF ON THIS HOME HAS RECENTLY BEEN REPLACED, ALL APPLIANCES ARE INCLUDED, PRIVATE FENCED BACK YARD, COVERED PATIO. THIS PROPERTY IS VACANT AND READY FOR YOUR CLIENTS TO MOVE-IN! PLEASE CALL LISTING BROKER WITH ANY QUESTIONS. THIS PROPERTY WILL BE PART OF A 1031 EXCHANGE PLEASE ADD THE FOLLOWING VERBIAGE INTO THE ADDITIONAL PROVISIONS SECTION: Buyer acknowledges that Seller intends to perform a tax-deferred exchange transaction pursuant to Section 1031 of the Internal Revenue Code and Section 1.1031 of the Treasury Regulations and that Seller's rights, title and interest (but not obligations) pursuant to this will be assigned to Seller's Qualified Intermediary, for the purpose of completing Seller's 1031 Exchange transaction. Buyer agrees to cooperate with Seller and Qualified Intermediary at no additional cost or liability to Buyer, by



Mel Coronado
 720-366-3832
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executing the documents necessary to complete Seller's 1031 Exchange transaction.



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Scan code
for more
property
details

