



19520 East 53rd Avenue
 Denver, CO 80249
 COMMUNITY: Fairways Villas (55+ Community)

MLS # 9734208
 PRICE \$520,000



Single Family 2654 SQFT 3 Beds 3 Baths 3 Car 0 Acre

PROPERTY DETAILS

Ownership in this home and community checks all the boxes! *Socialize* two recreation club buildings for exclusive use of the 55+ community (NO HOA); The Clubhouse and The Lodge are both available or sit on your front porch and watch your neighbors head to the clubs and visit as they walk by. *Golf* You are one street away from the Championship GVR Golf course, home of the Colorado Open and Senior Open tournaments. Plus a driving range, 3-hole course, putting and chipping courses and great restaurant with outdoor decks and patios, Ebert's Terrace (<https://www.gvrgolf.com/membership>). *Hike and Bike* on the myriad of trails that can take you all the way to the Rocky Mountain Arsenal Park or link to the Highline Canal. *Privacy* 4" plantation shutters, no-maintenance landscape with mature trees and private back yard. Pet Lover? a dog door and two dog runs completely fenced and safe for your "little ones". *Entertain* in this well-appointed open floor plan kitchen window over 5-burner gas cook top stove, double ovens and huge 6-foot by 6-foot granite counter/island, built-in pantry cabinets. *Luxury* 8 foot doors, coved ceilings throughout, room-sized tiled walk-in shower (more than 5 feet square). *Travel and guests* 11 miles and less than 25 minutes to DIA, A-line train to DIA and downtown Denver (25 minutes) with free parking for Denver residents. You have to see this open floor plan with ceramic plank tile flooring, guest suite with its own walk-in



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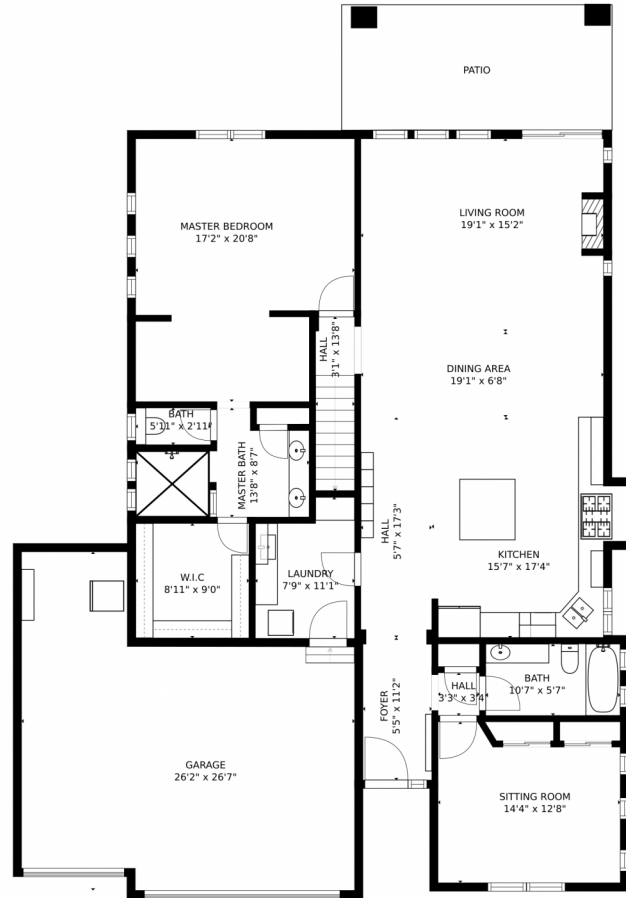
shower, move-in ready stucco home with tile roof! Love at first sight! *Property is within two Metro Districts - Ebert Metro District (<https://ebertmd.colorado.gov>) / Town Center Subdistrict 1 which is a subdivision of GVR North, which is managed for covenant control by Westwind Management at www.westwindmanagement.com



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19520 East 53rd Avenue, Denver, CO 80249 – Main Level



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

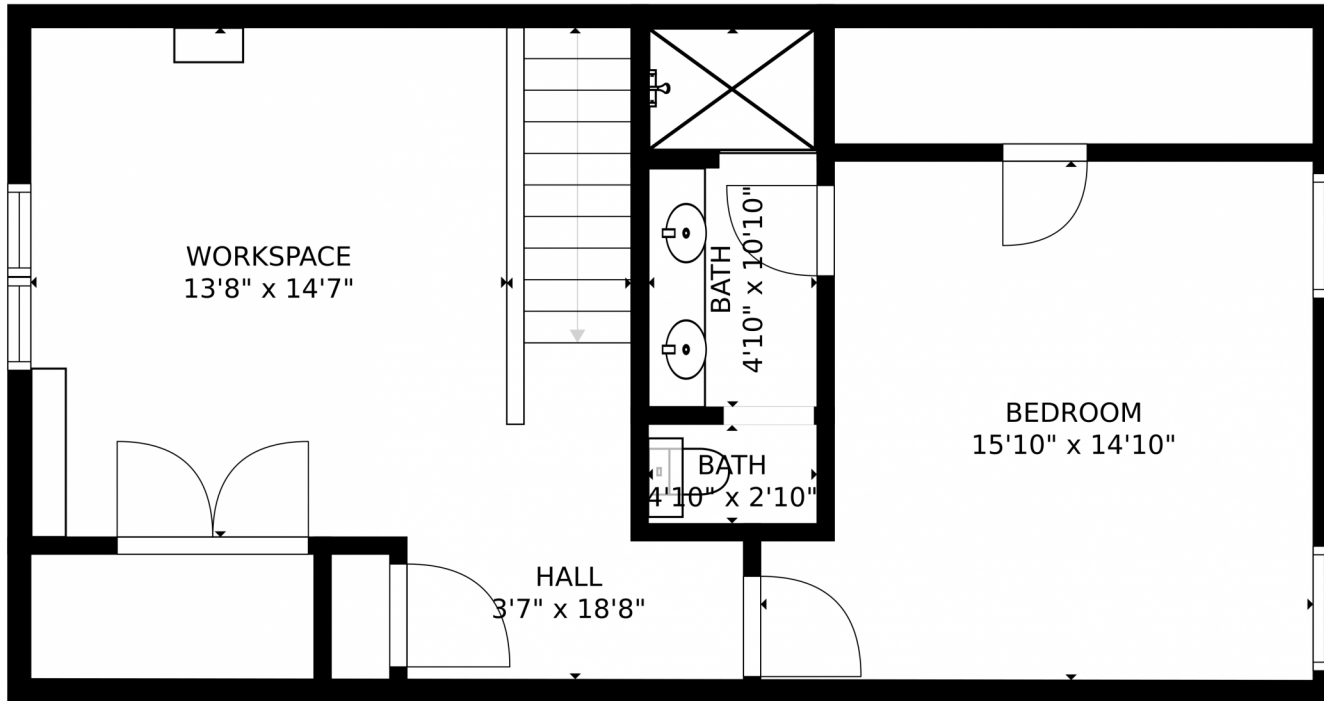
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19520 East 53rd Avenue, Denver, CO 80249 – All Floors



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