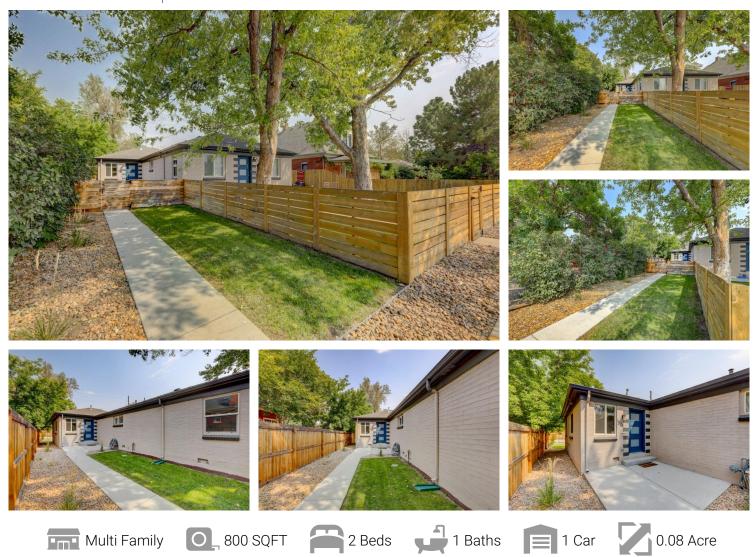


## 1374 Wolff Street Denver, CO 80204 COMMUNITY: West Colfax \* Sloan's Lake



## PROPERTY DETAILS

Charming 2Bed/1Full Bath Brick 1/2 Duplex in HOT, HOT West Colfax!! Detached 1-car garage & adjacent off-street parking \* Turnkey rental opportunity or personal home! Professional & permitted remodel in 2017 includes new bathroom, new gourmet kitchen w/ SS appliances, exterior & interior paint, new windows, HVAC including central air, roof, electric & plumbing. Gorgeous refinished original hardwood floors \* Excellent natural light \* Front & back fenced-in yard(s) includes a huge side patio \* Professionally landscaped w/ sprinkler system \* No stairs & no HOA!! LOCATION!! LOCATION!! LOCATION!! Walk to Sheridan light-rail station, SLOANS(including Sloan's Tap & Grill), Alamo Drafthouse, Starbuck's & Sloan's Lake. Easy bike ride to Edgewater Public Market & Joyride Brewery \* Minutes to Downtown Denver, Lo-Hi, Highlands Square, Jeff Park, I-25, Hwy 6, I-70 & Mountains!!



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