

Rare Ranch in LoHi!

1209 W 37th Ave Denver CO 80211

Listed for \$430,000



2 BEDROOMS | 1 BATHROOMS | 1080 SQFT



Joline Bernardini

720.936.2824(Phone)

720-936-2824(Cell)

Joline@BernardiniHomes.com

Rare ranch style home in U-shaped complex. Construction of the thick exterior walls make it very energy efficient, cool in the summer and warm in the winter. This Spacious Ranch features two Large bedrooms and walk-in closet. A spacious living room opens to the kitchen/dining area with abundant natural light. Large laundry room / mud room adjacent to Kitchen. One off-street parking space. Recent updates include new flooring throughout, custom window shades, fresh paint. Ready for you to move in! Next to Bernabe Indio Franco Park with playground and BB court. One block away from a variety of restaurants and shops including the Cycle Bar, Crush Pizza & Tap, Peppur Asian Bistro and the Original Chubbys. Public bus transportation and the light rail station on 41st and Fox. Quick access to I-25 & I-70. Direct access to the South Platte trail from 37th - great place to walk/run/bike. Catch a ball game at Coors field or just explore everything Denver has to offer!



OTHER SPECIAL FEATURES OF THIS HOME:

- Corner unit next to Park!
- Low HOA - \$150 / month
- Near Bus and Light Rail
- 1 off-street parking space
- Walk to Restaurants/Shops/Coffee
- Quick access to I-25 and I-70
- Spacious rooms
- One level living!
- Separate laundry / mud room
- Custom blinds

