

## 1195 Balsam Street Lakewood, CO 80214 **COMMUNITY: EIBER**















Single Family









## PROPERTY DETAILS

HERE IS YOUR CHANCE TO LIVE CLOSE TO EVERYTHING DENVER HAS TO OFFER! JUST A SHORT 7 MINUTE DRIVE TO DOWNTOWN AND A 10 MINUTE WALK TO LIGHT RAIL AND NEARBY SHOPPING AT BELMAR. THIS HOME FEATURES A COZY 2 BEDROOM 1 BATH FLOOR PLAN. LARGE FRENCH DOORS OPEN WIDE FOR GUESTS TO ENTER. THE GUEST BEDROOM HAS CUSTOM BUILT-IN SHELVES. THE KITCHEN IS UPDATED WITH A STONE TILE COUNTERTOP AND BACK SPLASH WITH LOTS OF STORAGE SPACE. LARGE WINDOWS ALLOW PLENTY OF SUNLIGHT IN THE MORNING AND EVENING. THE HUGE BACK YARD IS PRIVATE, QUIET AND PERFECT FOR ENTERTAINING WITH A FLAG STONE PATIO AND A FENCED IN GARDEN TO GROW FRESH VEGGIES. YOU WILL ALSO FIND A LARGE SHED WIRED FOR ELECTRICITY PERFECT FOR A SHOP OR HANG OUT SPOT. NEW 6 INCH GUTTERS TO HANDLE ANY TYPE OF WEATHER COLORADO CAN OFFER. NEW BLOWN INSULATION IN THE ATTIC ALONG WITH A HEAT SHIELD TO KEEP THE HOME COOL IN THE SUMMER AND WARM IN THE WINTER. DON'T MISS OUT ON THIS ONE! PLEASE SUBMIT ALL OFFERS, HIGHEST AND BEST, BY SUNDAY MARCH 7TH WITH AN ACCEPTANCE DEADLINE OF MONDAY MARCH 8TH AT 6PM. NO ESCLATION CLAUSES















