



Single Family



2466 SQFT



3 Beds



2 Baths



2 Car



0.14 Acre

## PROPERTY DETAILS

In the heart of the Cory Merrill / South Bonnie Brae neighborhood, this home offers all the charm and architectural features of a 1940's bungalow with the space and amenities of modern living. Upon entry you are greeted with recently polished hardwood floors that flow through the main living spaces, a spacious living room, and flex space with bay window and seat that can be used as a formal dining, library, etc. Through the beautiful French doors to the left of the front door is a perfect space for an office or third bedroom w/ semi-private 4-piece bath. This original portion of the home boast original vintage doors and knobs as well as charming cove ceilings of the 1940 era. The laundry/mud room offers incredible storage w/ custom cabinetry. The large addition shows off a spacious great room and kitchen with vaulted ceilings, stainless steel appliances including 5-burner JennAir gas range and convection double oven, built-in desk, and French doors to side yard. Second and Primary bedrooms offer vaulted ceilings and newer carpet w/ custom closet shelving. Primary bedroom is vaulted and spacious w/gas fireplace, walk-in closet and French doors to patio allowing for indoor/outdoor living at its best. Primary bath presents a spa feel w/ double sinks, jetted tub, and travertine tile. Large basement for family room or could easily be converted to an income/mother-in-law suite. Basement also provides ample storage/utility room, two large closets, and updated 3/4 bath. Amazing curb appeal in front and beautiful fenced backyard with stamped concrete patio and ample lawn



**Amy Randolph**  
720-318-4055  
ashowal@msn.com



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for entertaining. Cory is a top Denver Public School (DPS) elementary school that families all over DPS select as a choice school. Easy access to I25, within 10 mins of downtown or DTC. Walking, scooter or biking distance to Washington Park and Gaylord Street restaurants and shops, Bonnie Brae Ice Cream Parlor, & Eugene Field public library. Don't miss the virtual tour: <https://v1tours.com/listing/37651>



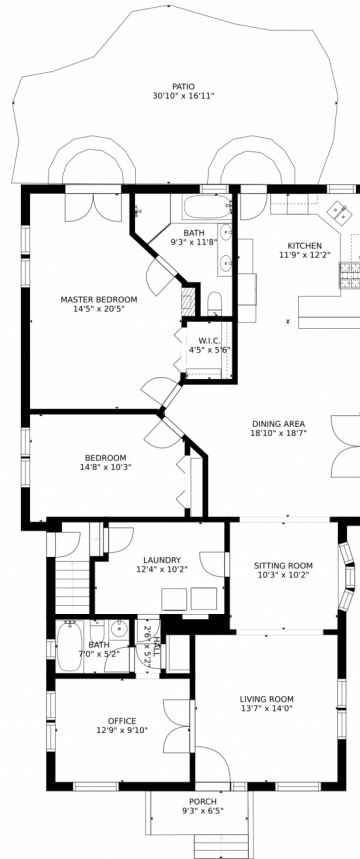
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# 1430 S Saint Paul Street, Denver, CO 80210 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 631 sq. ft, FLOOR 2: 1648 sq. ft  
EXCLUDED AREAS: , PATIO: 424 sq. ft  
PORCH: 50 sq. ft  
TOTAL: 2280 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

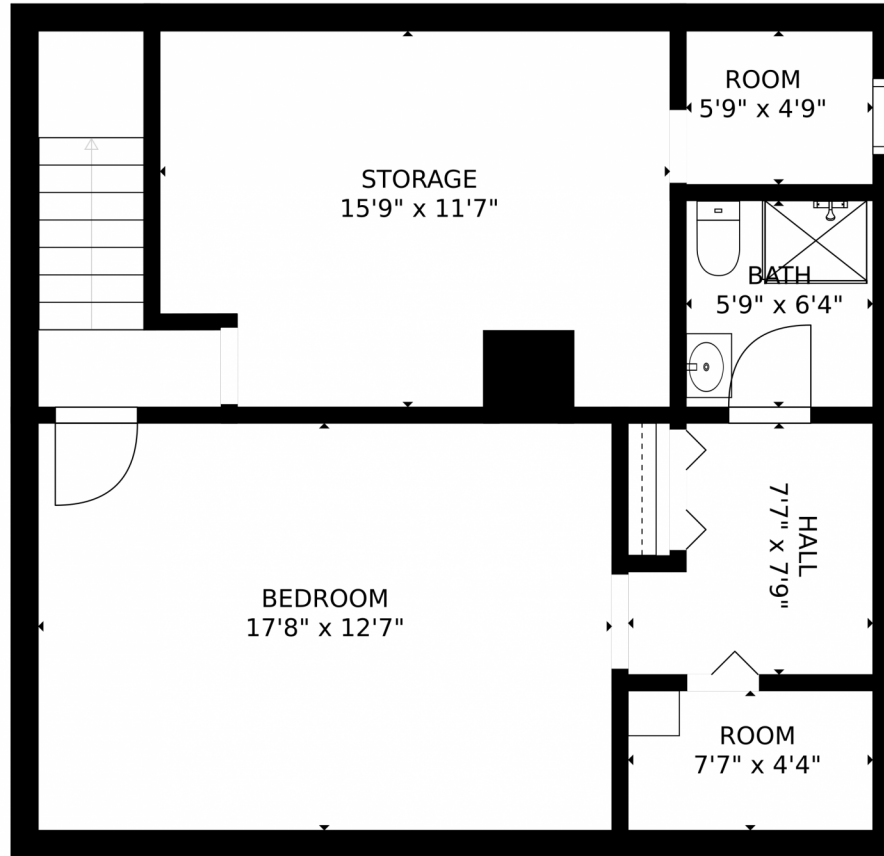
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1430 S Saint Paul Street, Denver, CO 80210 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 631 sq. ft, FLOOR 2: 1648 sq. ft  
EXCLUDED AREAS: , PATIO: 424 sq. ft  
PORCH: 50 sq. ft  
TOTAL: 2280 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# 1430 S Saint Paul Street, Denver, CO 80210 – All Levels



GROSS INTERNAL AREA  
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EXCLUDED AREAS: , PATIO: 424 sq. ft  
PORCH: 50 sq. ft  
TOTAL: 2280 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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