



4306 Lincoln Street  
 Denver, CO 80216  
 COMMUNITY: globeville

MLS # 9725835  
 PRICE  
 \$3,750,000



Single Family    838 SQFT    2 Beds    1 Baths    1 Car

## PROPERTY DETAILS

Gorgeous Denver turn of the century home ready for your buyers! Roof, siding, evaporative cooler, and hot water heater are less than 2 years old, newer furnace, new Acacia hardwood floors in living room, dining room, laundry and bedrooms, new waterproof "hydro-shield" kitchen and bathroom floors, new doors/fixtures, luxurious finishes with new brushed nickel bathroom and kitchen fixtures, new granite countertops, new stainless steel range and hood, all new light fixtures, stainless steel dishwasher and refrigerator less than 6 months old! Inside is newly painted! Fully fenced with 6 ft privacy fencing and good sized yard. This home is unique in the neighborhood in that it has a detached 1 car garage (261 sqft) with a 2nd floor (451 sqft) and a small attached workshop (138 sqft) as well as another detached shed. The 2 story outbuilding has been used as a garage, but could potentially be an ADU conversion (buyer to verify) in the future. Also, the attic in this home is quite large, and could potentially be converted into living space. Quick possession and close to everything! Not to be missed! Agent related to seller.



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