



A PERFECT LOCATION REALTY

47 North 45th Avenue
Brighton, CO 80601
COMMUNITY: Brighton East Farms

MLS # 4354854
PRICE \$425,000



Single Family



1766 SQFT



3 Beds



2/1 Baths



2 Car



0.14 Acre

PROPERTY DETAILS

Tri-level with a basement 3 bedrooms 2 1/2 bath with 2 car garage. Partially finished basement ready for 4th bedroom or office and rough in plumbing for 4th bathroom. Move in ready and ready for quick close. When you walk into the main level, there is large living room or formal dining area with new carpet. Then enter into a sunny eat in kitchen with lots of cabinets and counter space, plus an island for all your food prep. You can go down to lower level which is perfect family room with fireplace and sliding glass door to private back yard with lots of trees. The upper level has all the bedrooms with new carpet and new tile in the bathrooms. The basement is ready for you final touches but the bedroom or office is in just needs texture paint and carpet. It is garden level so lots of natural light. This home comes with 14 mo Blue Ribbon home warranty. Give us a call if you want to see it.



Kristen Miller
303-503-9823

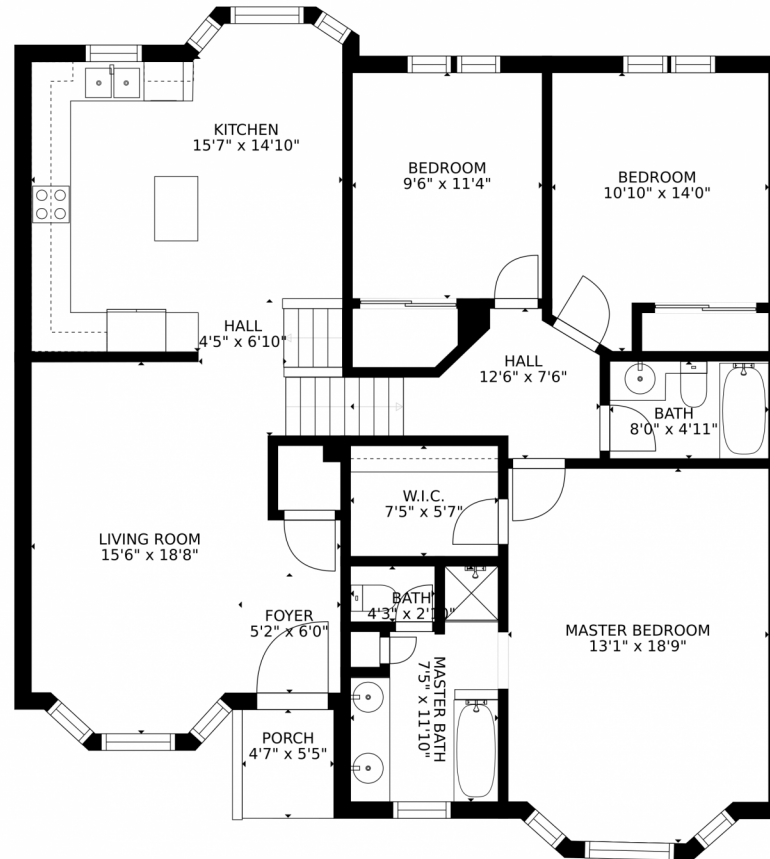
kristen@aperfectlocationrealty.com
<http://www.aperfectlocationrealty.com/>



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47 North 45th Avenue, Brighton, CO 80601 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 463 sq. ft. FLOOR 2: 463 sq. ft
FLOOR 3: 1315 sq. ft. EXCLUDED AREAS:
PATIO: 23 sq. ft. GARAGE: 403 sq. ft
PORCH: 25 sq. ft
TOTAL: 2242 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

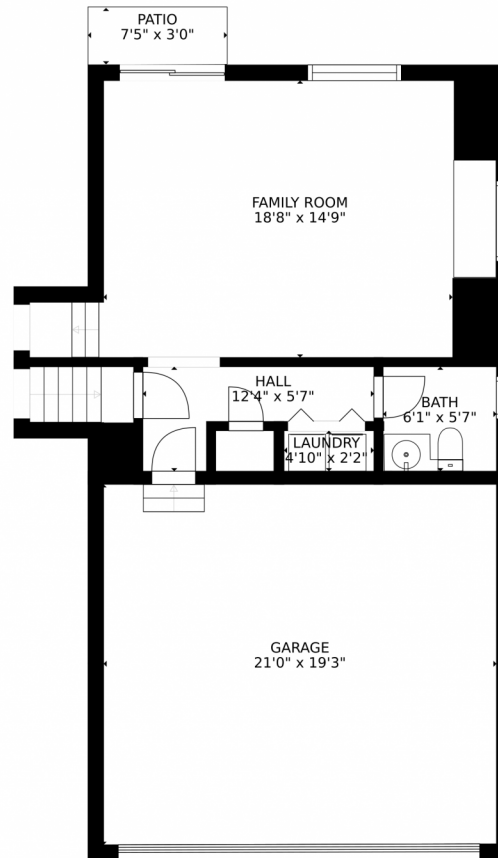


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47 North 45th Avenue, Brighton, CO 80601 – Lower Level



GROSS INTERNAL AREA
FLOOR 1: 463 sq. ft. FLOOR 2: 463 sq. ft
FLOOR 3: 1315 sq. ft. EXCLUDED AREAS:
PATIO: 23 sq. ft. GARAGE: 403 sq. ft
PORCH: 25 sq. ft
TOTAL: 2242 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

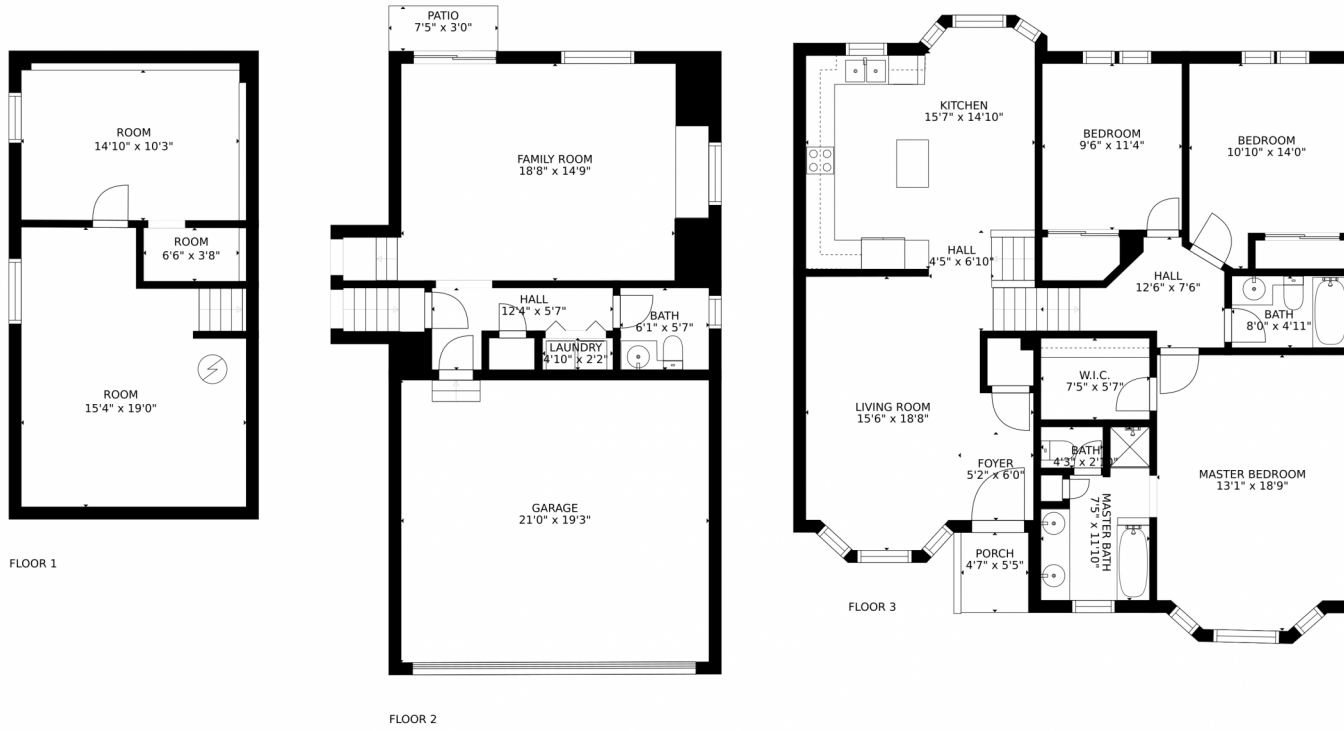
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47 North 45th Avenue, Brighton, CO 80601 – All Levels



GROSS INTERNAL AREA
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PATIO: 23 sq. ft. GARAGE: 403 sq. ft.
PORCH: 25 sq. ft.
TOTAL: 2242 sq. ft.
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