



Single Family 1708 SQFT 3 Beds 2 Baths 1 Car 0.14 Acre

## PROPERTY DETAILS

Don't miss your chance to live in Cory-Merrill great starter home or buy and scrape, many options! Million dollar homes surround this beauty and Blue Ribbon School District make this an incredible value! Buy now live in and plan for a scrape or make it your own this home has been well maintained for many years.

DON'T MISS THE OPPORTUNITY TO LIVE IN CORY-MERRILL WITH BLUE RIBBON SCHOOLS.

Solid brick home shows pride of ownership in and out 3 bedroom (1 basement non conforming) 2 bath home with 1 car attached garage hardwood flooring under carpet, beautiful and spacious back yard with oversized covered patio, ideal for entertaining. Has been in the same family for over 57 years very well taken care of and now available and ready for you to make it your own. Located in the highly desirable Cory-Merrill Blue Ribbon School District with million dollars home surrounding this little beauty. Attached 1 car garage could be finished to create more space in the home and enough room off the back alley to add a 2 car garage.



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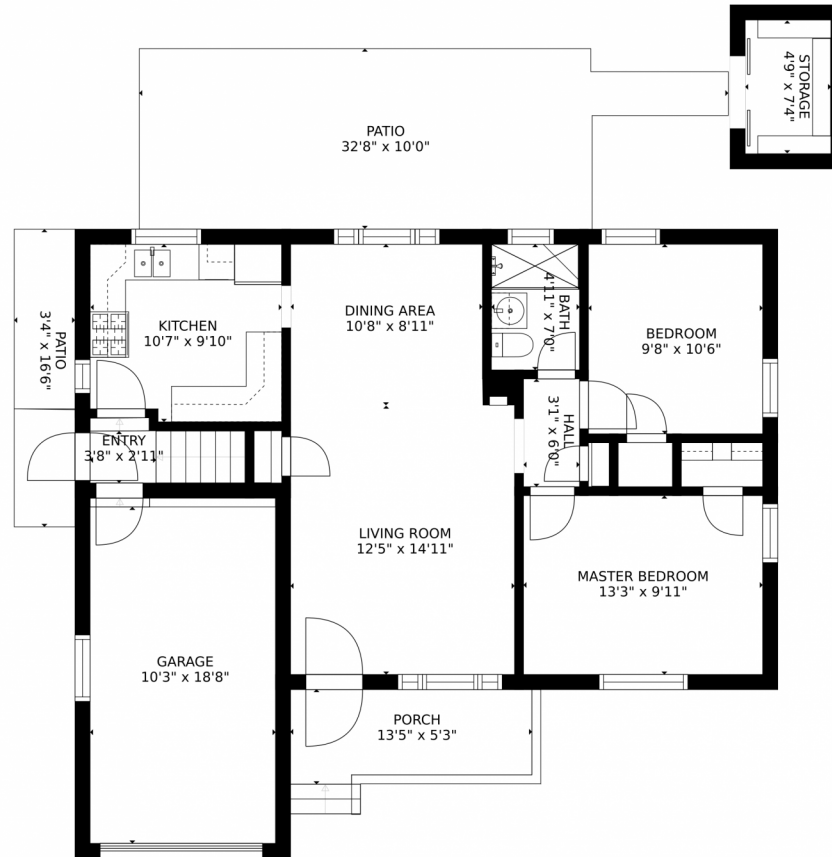
Newer windows and roof less than 10 years old. Newer sewer about 15 years old. Home is being sold as is and is part of an estate sale Sellers have not lived in the home for more than 40 years and will provide a Sellers Property Disclosure to the best of their ability. To the best of their knowledge the home has no known issues and has been recently lived in until a few months back. The following items are known not to be working timer on sprinkler system fully functional otherwise, ceiling fan in bedroom #1 and garage over head door and will be on the SPD.



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# 1622 S Josephine Street, Denver, CO 80210 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 771 sq. ft., FLOOR 2: 806 sq. ft.  
EXCLUDED AREAS: , PATIO: 325 sq. ft.  
PORCH: 65 sq. ft., GARAGE: 197 sq. ft.  
TOTAL: 1577 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

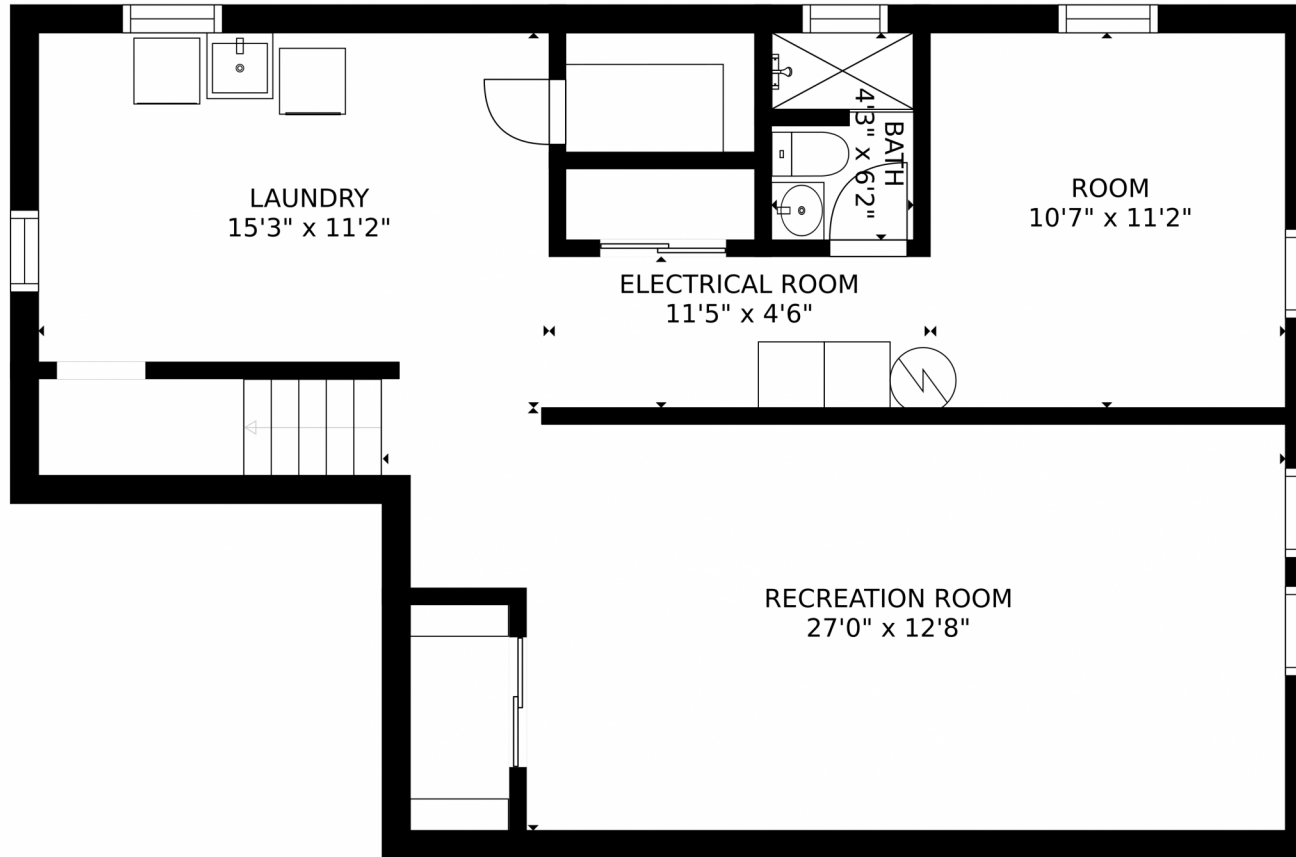
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1622 S Josephine Street, Denver, CO 80210 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 771 sq. ft, FLOOR 2: 806 sq. ft  
EXCLUDED AREAS: , PATIO: 325 sq. ft  
PORCH: 65 sq. ft, GARAGE: 197 sq. ft  
TOTAL: 1577 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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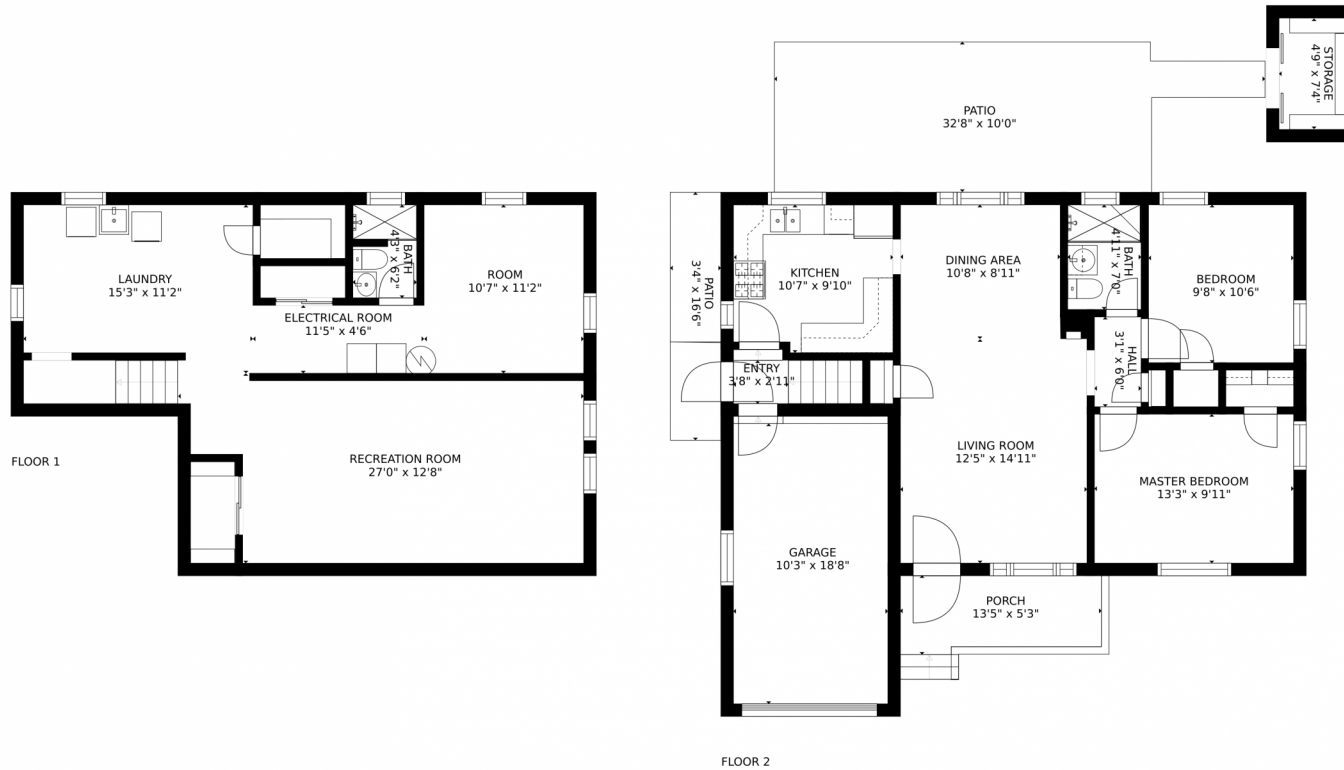


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# 1622 S Josephine Street, Denver, CO 80210 – All Levels



GROSS INTERNAL AREA  
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PORCH: 65 sq. ft, GARAGE: 197 sq. ft  
TOTAL: 1577 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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