



 Single Family    2090 SQFT    4 Beds    2 Baths    2 Car    0.14 Acre

## PROPERTY DETAILS

Wonderful home in the highly desirable Cory-Merrill neighborhood! The upstairs boasts the classic beauty of the Mid-Century Bungalow style home, with modern updates including new light fixtures throughout, adjustable recessed lighting in the living room, double paned vinyl windows, a NEST T-Stat and Ring Doorbell and a 'whole-house fan'. The updated kitchen (with a rare pantry) and full bathroom make this home ready to live in while you finish the downstairs. Enjoy your private back yard with 6' privacy fencing, a partially covered back patio and well-kept landscaping including a sprinkler system. The basement has been completely framed and drywalled, with new electrical and plumbing, and is ready for your paint and finishes! (The new electrical wiring has been installed, but the new breaker box is incomplete, and needs to be completed by an Electrician) The downstairs full bathroom needs tile work completed, and fixtures set. The main basement bedroom has a brand-new egress window installed and 2 closets. There is also a flex space that would either make a nice 5th non-conforming bedroom, or an excellent Music/Arts/Crafts room or simply lots of extra storage. With a separate entrance from the back of the home, the basement could be made into a separate living space or 'house-hack' a short-term rental! Located a block west of Colorado Blvd, this home is in very centrally located to most anything one could need. Shopping, restaurants, Movie Theatre, Dave and Busters, Cherry Creek Shopping Mall, Washington Park and I-25 are all within 1.5 miles.



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