



1633 North Gaylord Street  
 Denver, CO 80206  
 COMMUNITY: Wymans

MLS # 3904312  
 PRICE \$810,000



Single Family   2016 SQFT   4 Beds   2 Baths   1 Car

## PROPERTY DETAILS

When opportunity knocks, this property opens the door! Buyers, Investors, Developers, take a look here. Consider the ways this fully updated bungalow can serve you. Buy it as home and instantly collect rental income with short/long term rental and Airbnb potential. Purchase as an investment and collect an estimated \$3,400/month in total rent if rented as upper and lower units. Developers can consider ways to utilize the G-RO-3 zoning, a multi unit and office district- allows for an urban house, duplex, row house, town house, and apartment building forms. The tallest building up to three stories. The current property is a charming solid brick bungalow used as upper and lower units with extensive updating top to bottom throughout this property. Charming fireplace, hardwood floors on main level, 2 Kitchens, each with Maple cabinets, Granite counters, undermount sinks, tile backsplash, gas ranges, and more. Separate upper and lower level washers & dryers. Upper bathroom has updated vanity, tub, tile, lighting, fixtures and more. Updated double pane windows. Lower Level gets good natural lighting. Extensive tile updates, hardwood moldings and doors, built in hardwood shelving and cabinetry and trims. The bathroom is loaded with spa like finishes. Heated tile flooring, massive jetted tub, separate shower, and granite vanity top. This room connects to a spacious bedroom, which then connects again to a cozy second living space and additional fireplace. Electrical updates



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throughout. ADT security wired. Roof is only 3 years old. Central A/C. Large fully fenced yard with sprinklers, flagstone, and massive potential. Classic covered front porch. 1 car detached garage has a separate storage area. Multiple parking spaces next to garage. Timeless appeal and modern finishes. Situated in an excellent location-Just steps to Uptown shops and restaurants-Walk 3 blocks to City Park-less than 1 mile to Botanical Gardens-and less than 2 miles to Downtown.



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