



Single Family



3804 SQFT



5 Beds



3/1 Baths



2 Car



0.1 Acre

## PROPERTY DETAILS

Beautifully Renovated home in the Perfect Central Park Location!



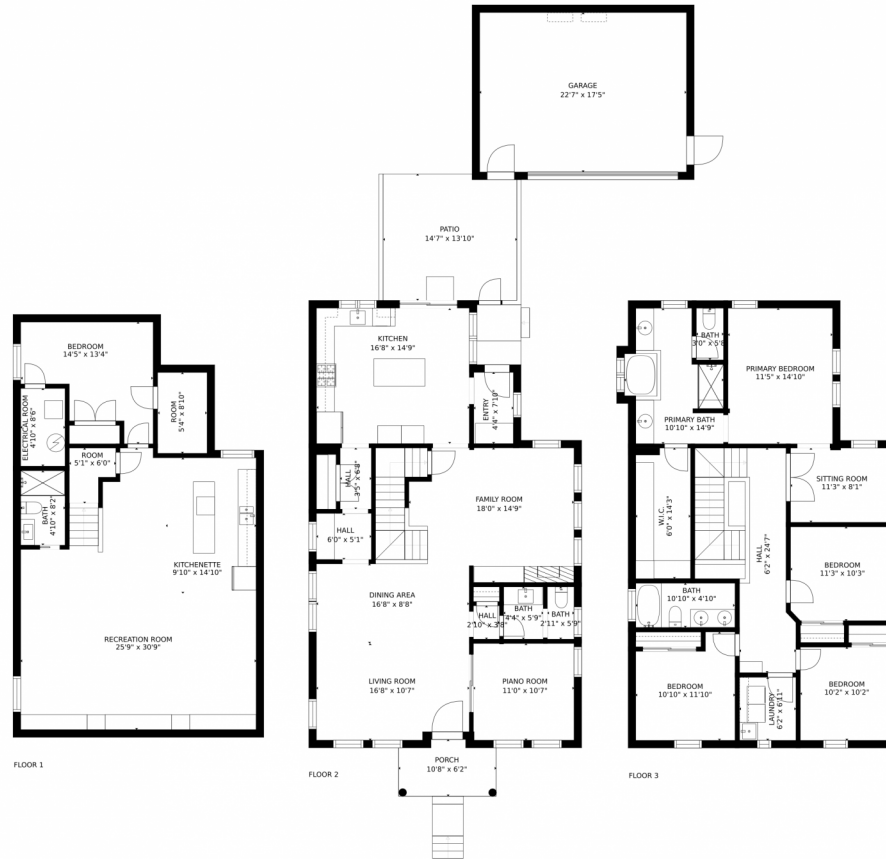
**Brad Colburn**  
303-618-0109  
brad@madisonprops.com  
<http://www.runbuysell.com>



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property  
details



# 2691 Spruce Street, Denver, CO 80238 – All Levels



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1154 sq. ft.  
GLA FLOOR 2: 1319 sq. ft. excluded 722 sq. ft.  
GLA FLOOR 3: 1364 sq. ft. excluded 0 sq. ft.  
Total GLA 2683 sq. ft. total scanned area 4559 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



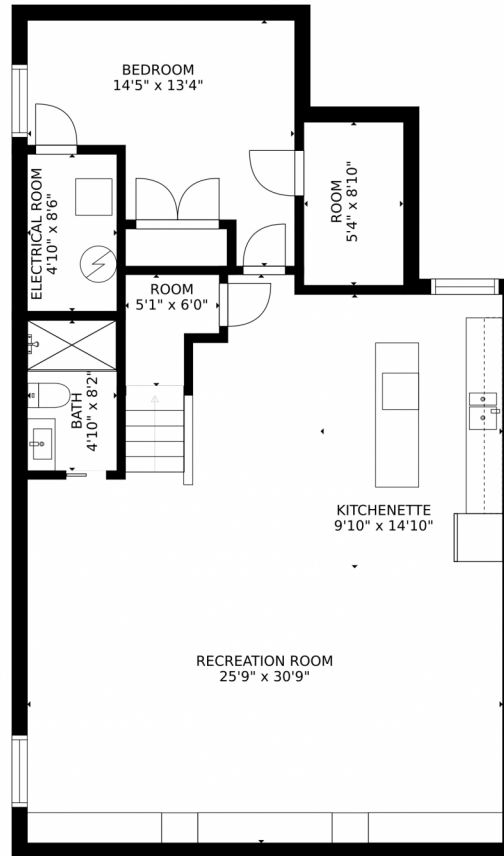
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# 2691 Spruce Street, Denver, CO 80238 – Lower Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1154 sq. ft.  
GLA FLOOR 2: 1319 sq. ft. excluded 722 sq. ft.  
GLA FLOOR 3: 1364 sq. ft. excluded 0 sq. ft.  
Total GLA 2683 sq. ft. total scanned area 4559 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

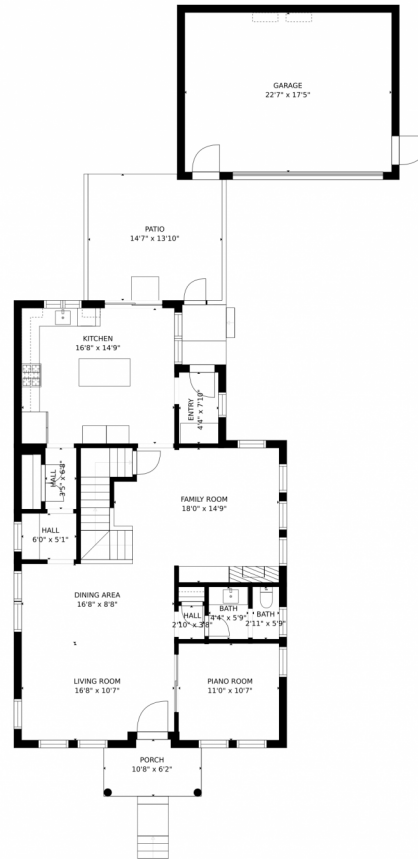


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Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1154 sq. ft.  
GLA FLOOR 2: 319 sq. ft. excluded 722 sq. ft.  
GLA FLOOR 3: 1364 sq. ft. excluded 0 sq. ft.  
Total GLA 2683 sq. ft. total scanned area 4559 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



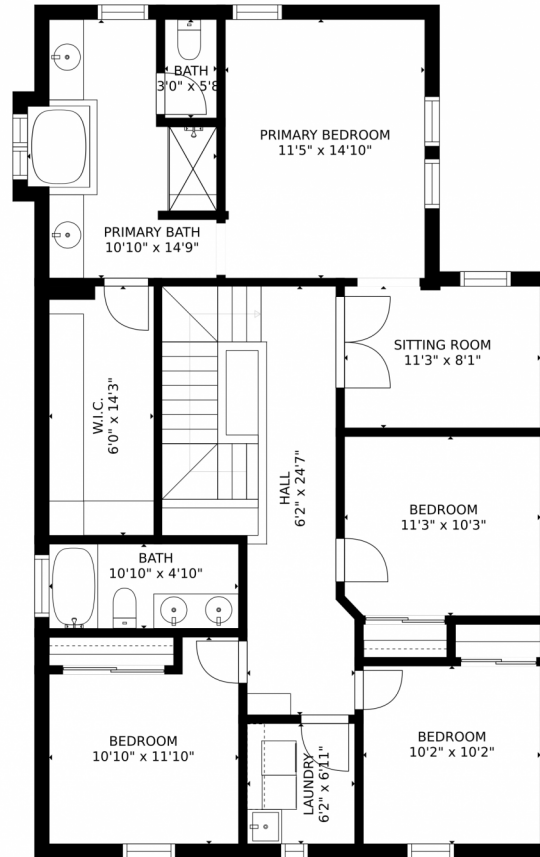
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# 2691 Spruce Street, Denver, CO 80238 – 2nd Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1154 sq. ft.  
GLA FLOOR 2: 1319 sq. ft. excluded 722 sq. ft.  
GLA FLOOR 3: 1364 sq. ft. excluded 0 sq. ft.  
Total GLA 2683 sq. ft. total scanned area 4559 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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