



1302 South Elizabeth Street
 Denver, CO 80210
 COMMUNITY: Cory-Merrill

MLS # 7302054
 PRICE \$965,000



Single Family 1961 SQFT 3 Beds 2 Baths 2 Car 0.14 Acre

PROPERTY DETAILS

This beautiful home oozes charm and is in the highly desirable Cory-Merrill neighborhood. It has three bedrooms, two bathrooms, over 1900 square feet of living space and an oversized two-car garage. The private corner lot is backed by an alley with only one contiguous neighbor. Mature trees provide lots of shade. A classic Dutch colonial, the front porch is large with bead board wood on the ceiling. The entryway overlooks the large dining room with high ceilings, 7 1/2-inch baseboards and gleaming hardwood floors reflecting light from three windows. Over 300 square feet, the big living room has two windows and a slider accessing the backyard. The existing kitchen has great cabinet space, tile floors, granite counters, stainless appliances, and a kitchen dining nook. A main floor bedroom can serve as a space for a guest room, home office or gym. The bathroom is conveniently located across the hall and has two windows, a granite countertop, and tile flooring and shower. The beautiful and spacious main bedroom suite is upstairs. The room has twelve-foot-high vaulted ceilings, two windows for cross ventilation and a ceiling fan. Central heat and air conditioning helps during the winter or summer. A large walk-in closet with Elfa closet organizers is tucked behind a barn door. There is a sitting room that also offers potential for expanding the closet or adding a small en suite bathroom. The third bedroom stretches out long, with a window offering natural light and a closet



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with Elfa shelving. The full bath has granite counters, a medicine cabinet, and tile floors and shower. The flat backyard is perfect for kids, and the lawn has been professionally cared for by Tru Green. The lot has a sprinkler system in the front and back. The oversized two-car garage was added in recent years and provides extra room for storage, bikes, and yard tools. The electrical panel has plenty of room to add breakers for an electric vehicle charging station.

The property is just blocks away from amazing amenities in any direction—parks, restaurants, shops, salons, banks and medical offices. Ten blocks away is popular Washington Park. The nearby University and Louisiana Light Rail Stations, and I-25 offer easy access to the metro area. Watch the visual tour with voice to get more information on this lovely home!



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