



3069 South Leyden Street
Denver, CO 80222

MLS # 3326085



Single Family



2496 SQFT



4 Beds



3 Baths



2 Car



0.2 Acre

PROPERTY DETAILS

DON'T MISS THE VISUAL TOUR WITH VOICE! * The Holly Hills neighborhood, recently named the number one spot to live in Colorado because of amenities, easy access to I-25 and its location between downtown Denver and the Tech Center, is the location of this attractive four bedroom, three bath home. Walk to the two Cherry Creek District elementary schools, travel a mile or less to Light Rail, the Highline Canal, Bible Park and more. This attractive, 2,500 square foot ranch-style home sits on a .2-acre lot on a quiet street. Removing dividing walls would quickly update this traditional floor plan into a contemporary, open concept living space. This property just oozes potential! Most of the main floor has hardwood flooring and all but two of the windows on the main floor have been replaced with Marvin windows. There are even Marvin French doors with retractable screens. The sunny living room offers lots of family space. Expand the kitchen into the dining area or add sliding doors to create backyard access. The main-floor family room has a door leading to the back patio, a wood burning fireplace with brick surround with mantel, wood accent beams and garage access for easy grocery carries. The primary bedroom has two windows, wainscoting and a bathroom. Two more bedrooms on this level share a full bathroom. The basement rec room offers plenty of space for a perfect home theater, with still more room for a pool table, ping pong table or game table. The non-conforming fourth bedroom can easily have a large window well installed to provide the necessary egress for safety. There is



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a bathroom that serves the basement and a laundry area. The mechanical room encloses the gas water heater, furnace and provides plenty of storage. The home has central air conditioning. A south-facing window brightens the oversized two-car garage, and an exterior door opens to the backyard. Brick and metal-faced eaves will keep the exterior maintenance down and the roof has a 5-year certification. Great for the kids and the dog, the backyard is flat and completely fenced. A sprinkler system covers the entire yard, and several of the beds have drip lines. Mature trees and bushes dot the yard, offering shade and interest. A large, covered patio provides a wonderful outdoor space. The patio's concrete was poured in recent years, as was the driveway. A great location and tempting price will appeal to lots of buyers.



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