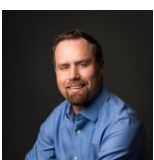




 Single Family    1911 SQFT    3 Beds    2 Baths    1 Car    0.29 Acre

## PROPERTY DETAILS

Welcome to Golden! This charming homestead style property off of a closed-end street offers sustainable living at its best! At this location, you are within walking distance to Downtown Golden, Tucker Gulch Trail, Clear Creek and Lions Park as well as numerous hiking trails. If you are looking for more adventurous activities you can kayak or fish in Clear Creek, mountain bike or climb the cliffs of North Table mountain. This unique home has a welcoming entry, perfect for storing your outdoor gear. The main floor of the home features an updated kitchen and living space, as well as three bedrooms and two full bathrooms. The spacious primary bedroom holds a walk-in closet, an ensuite full bathroom and overlooks the south portion of the yard. The lower level of the home holds a generous laundry and storage space, as well as an additional living space that still holds some of the original characteristics of the home! The spacious living area at the front of the home is perfect for friends and family to gather and has beautiful hardwood flooring. Remodeled in 2018 the sellers maintained the home's original charm while adding a clean and refined style. The kitchen is fitted with quartz counters, plenty of cabinetry, a farm sink, sun-filled bay window with bench seating, and views of the yard and garden area. The hallway off the kitchen leads you out to the walkout covered patio that is perfect for entertaining or relaxing with a cold beverage after a day of gardening. This sizeable backyard has a south-



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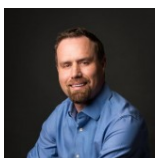
**Jana Schmidt**  
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janacentury21@gmail.com



Scan code  
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property  
details



facing hoop house-style garden, chicken coop, rain barrels, and a variety of fruit trees for all of your harvest time garden to table needs. Sitting on just over a quarter acre lot, there is a good possibility to expand or add an ADU with a mother-in-law apartment for additional income. If you've been looking for a property with a great location and endless possibilities, this is it!



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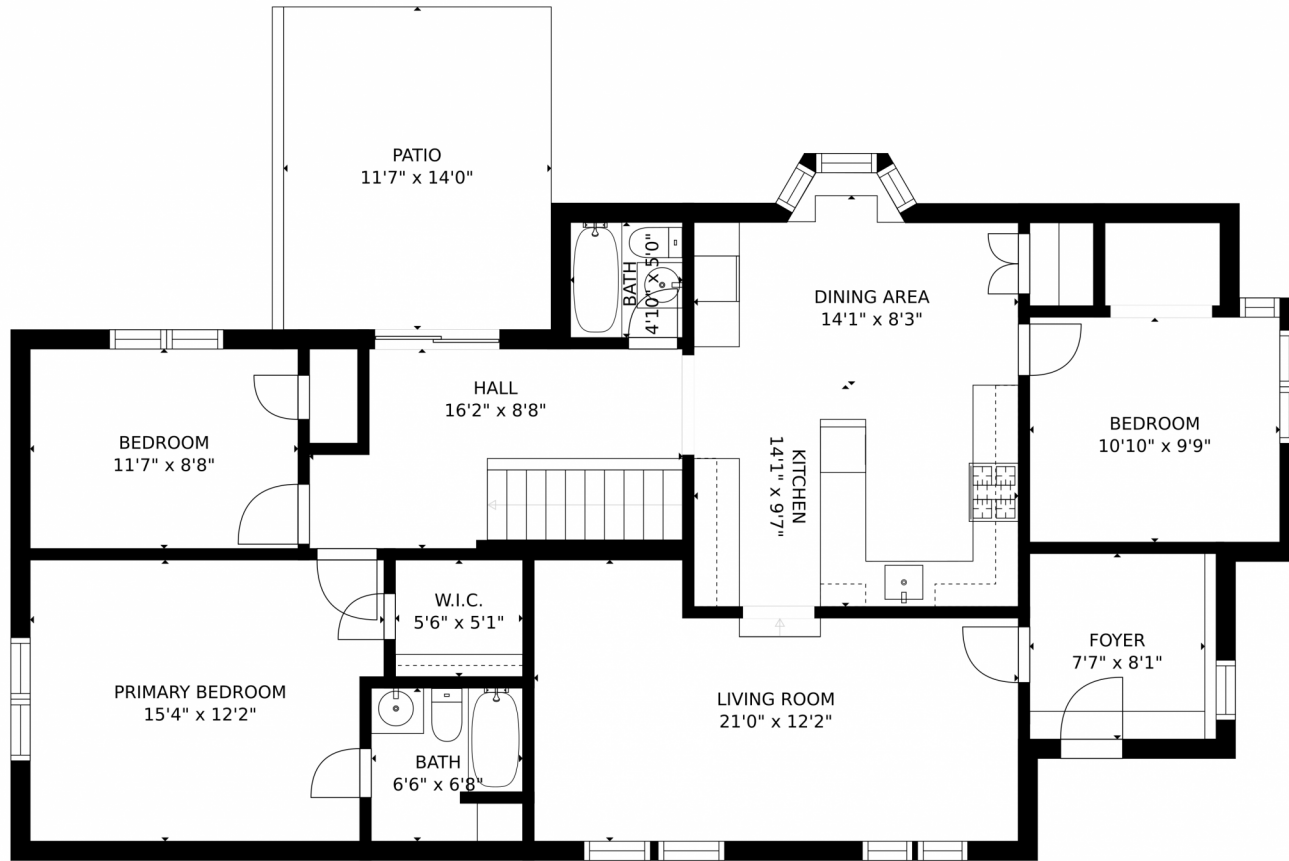
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# 123 High Parkway, Golden, CO 80403 – Upper Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 617 sq. ft  
GLA FLOOR 2: 1390 sq. ft, excluded 162 sq. ft  
Total GLA 1390 sq. ft, total scanned area 2169 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



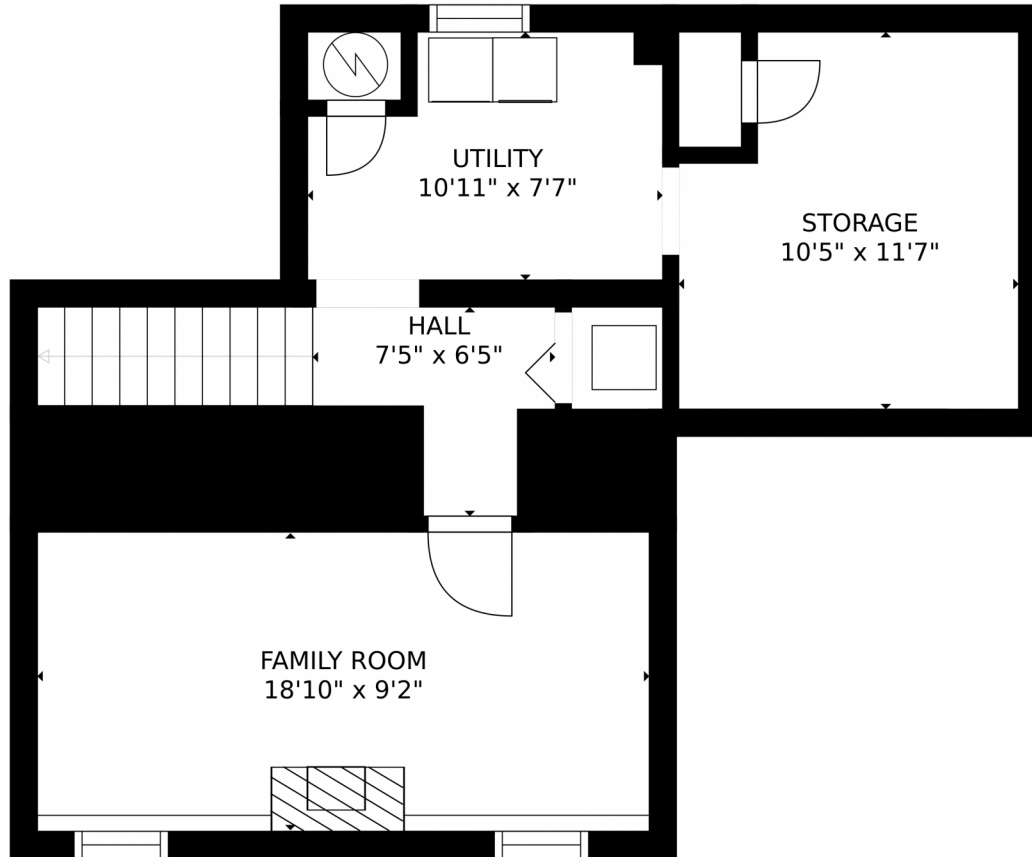
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GLA FLOOR 1: 0 sq. ft, excluded 617 sq. ft  
GLA FLOOR 2: 1390 sq. ft, excluded 162 sq. ft  
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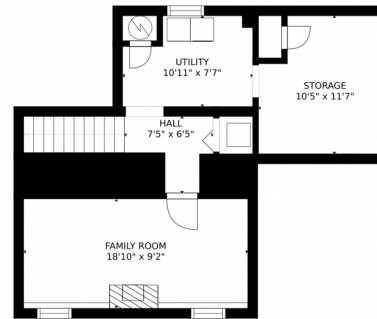
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# 123 High Parkway, Golden, CO 80403 – All Levels



### Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 617 sq. ft  
GLA FLOOR 2: 1390 sq. ft, excluded 162 sq. ft  
Total GLA 1390 sq. ft, total scanned area 2169 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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