



 Single Family  
  4795 SQFT  
  4 Beds  
  4/1 Baths  
  2 Car  
  0.15 Acre

## PROPERTY DETAILS

Striking sun filled modern home in the Montclair Historic District. Surrounded by easily accessible parks, Kittredge Park; a half a block away and two more just a five-minute stroll. The manicured front yard leads to a light filled main floor with sophisticated custom millwork. At the front are a sizable, dedicated office and serene dining room with French doors to the covered front porch. The central hall leads to a massive open plan kitchen and great room with a 14-foot granite island and vaulted nook, perfect for hosting large or intimate gatherings. A large pantry and windowed butler's pantry provide additional storage. The oversized staircase leads up to three en-suite bedrooms. The primary suite features a fireplace, two vast walk-in closets and a spa worthy renovated bathroom. All other bathrooms have been updated. In the basement, the massive rec room has many possible uses; a theater, kids' play area, home gym, or whatever your heart's desire. The large 4th bedroom and full bath are perfect for a teenager or guest quarters. A utility room with generous storage completes the lower level. Enjoy entertaining on the rear patio sheltered from the intense afternoon Colorado sun, truly a 3-season living space. Attached oversized two car garage. All new carpeting and refinished hardwood floors with a 12-month homeowners warranty make this home turnkey ready. Ten-foot ceilings and eight-foot doors contribute scale and volume on the main level, while nine-foot



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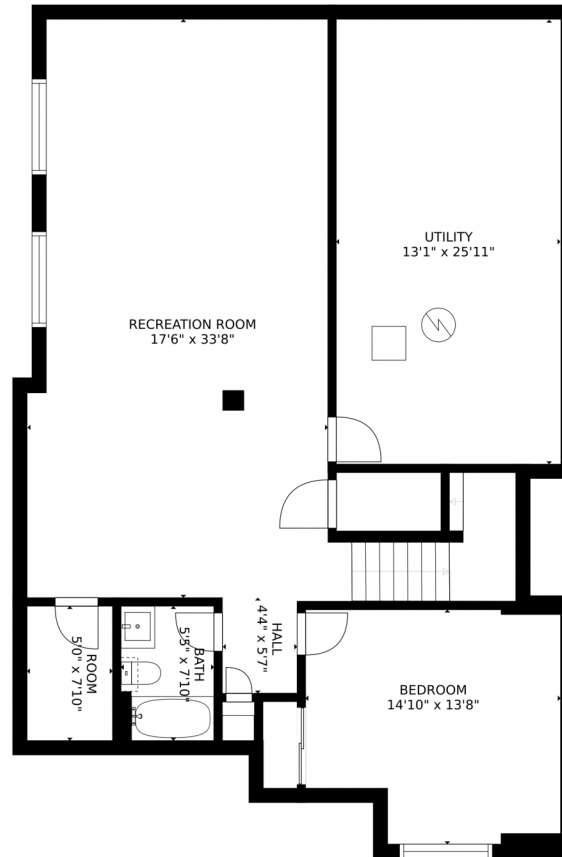


ceilings maintain consistency on the other two floors. Truly a home to remember.



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Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1480 sq. ft.  
GLA FLOOR 2: 1775 sq. ft. excluded 571 sq. ft.  
GLA FLOOR 3: 1555 sq. ft. excluded 65 sq. ft.  
Total GLA 3328 sq. ft. total scanned area 5444 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

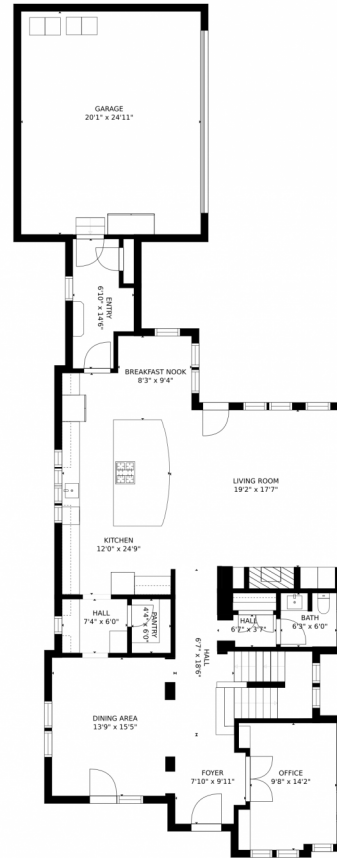


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Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1480 sq. ft.  
GLA FLOOR 2: 1773 sq. ft. excluded 571 sq. ft.  
GLA FLOOR 3: 1555 sq. ft. excluded 65 sq. ft.  
Total GLA 3328 sq. ft. total scanned area 5444 sq. ft.

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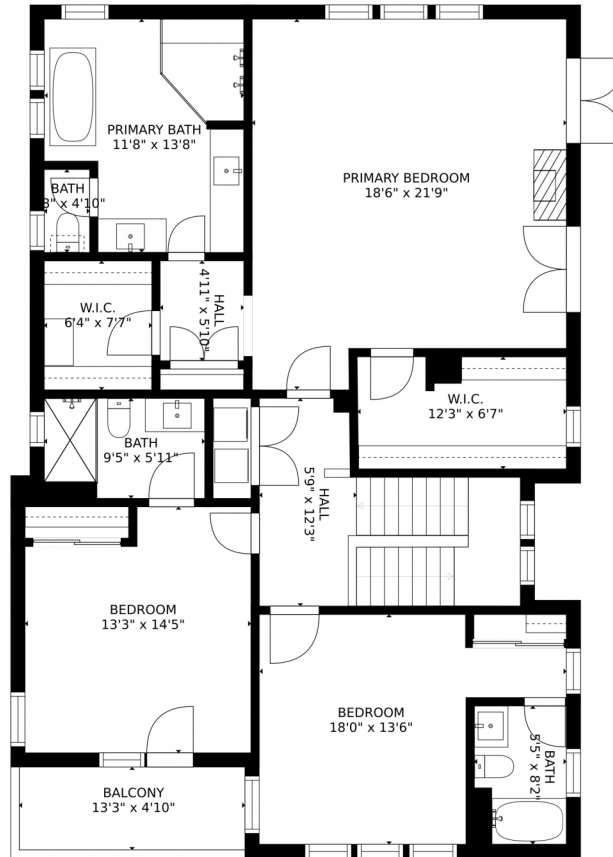
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# 940 Oneida Street, Denver, CO 80220 – Second Floor



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1480 sq. ft.  
GLA FLOOR 2: 1773 sq. ft. excluded 571 sq. ft.  
GLA FLOOR 3: 1555 sq. ft. excluded 65 sq. ft.  
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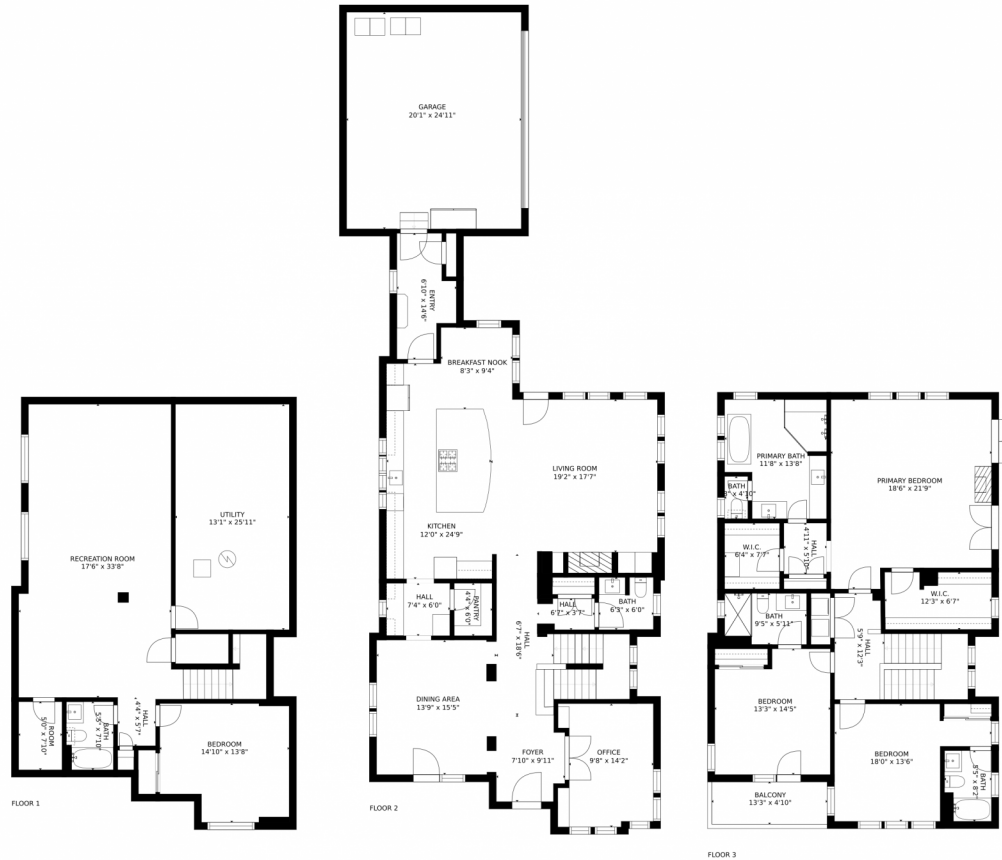
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# 940 Oneida Street, Denver, CO 80220 – All Floors



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1480 sq. ft.  
 GLA FLOOR 2: 1773 sq. ft. excluded 571 sq. ft.  
 GLA FLOOR 3: 1555 sq. ft. excluded 65 sq. ft.  
 Total GLA 3328 sq. ft. total scanned area 5444 sq. ft.

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