



Condominium



636 SQFT



1 Bed



1 Baths

## PROPERTY DETAILS

REDUCED - \$265,000 OWNER WILL PAINT AND INSTALL YOUR NEW FLOORING BEFORE YOU MOVE IN OR ASSIST WITH CLOSING COSTS.WALK INTO SOME IMMEDIATE EQUITY SAME UNIT ACROSS THE HALL JUST SOLD FOR \$300,000 Hurry, this one will not last! An amazing condo priced at just \$265,000 in the most desirable Uptown neighborhood! Seller is interested in seeing all offers & will review them as submitted. This condo has had the same owner since 1998, so make this your very own home with a fresh coat of paint & a little TLC. The home features all new kitchen appliances that have never been used. This Uptown Condo offers easy main floor entry, in a secured building with an open floor plan. The building is not FHA approved because the HOA let the approval expire it in 2012. The building exterior features a Colonial Revival Style & is on the National Register of Historic Homes. The interior styling features exposed brick, vintage tile & hardwood flooring high ceilings and French doors. All shared hallways have new carpet and paint. The homeowner would enjoy easy ample off street parking, with a city and county resident permit which allows for 2 parking spaces per unit. The niche off the full bath could be used for a home office or dining room – your choices are endless! Be sure to check out the large bonus storage space and laundry room in the basement (laundry is operated with an app on your phone). Metropolitan location boasts an impressive



**Tonie Benetti**

303-210-7336

tonie@tbkrealstate.com

<https://www.tbkrealstate.com>

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Bike and Walk Score with convenient access to urban shopping, restaurants and downtown entertainment. All of this with a very affordable HOA monthly fee that covers heat, water, sewer, trash and more. HOA REQUIREMENT - The home does come with rental restrictions that you must live in the unit for at least 1 year and then you are allowed to get on the list with the HOA to be able to rent out the home. Property being sold as is/where is this is an estate sale and seller will not be providing a sellers property disclosure as they have not lived in the home.



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325 E 18th Avenue, Denver, CO 80203 – FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1: 614 sq. ft  
TOTAL: 614 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



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