

Littleton - 4 Bedrooms - 3 Bathrooms - \$715,000



Single Family

2209 SQFT

4 Beds

3 Baths

2 Car

0.29 Acre

## PROPERTY DETAILS

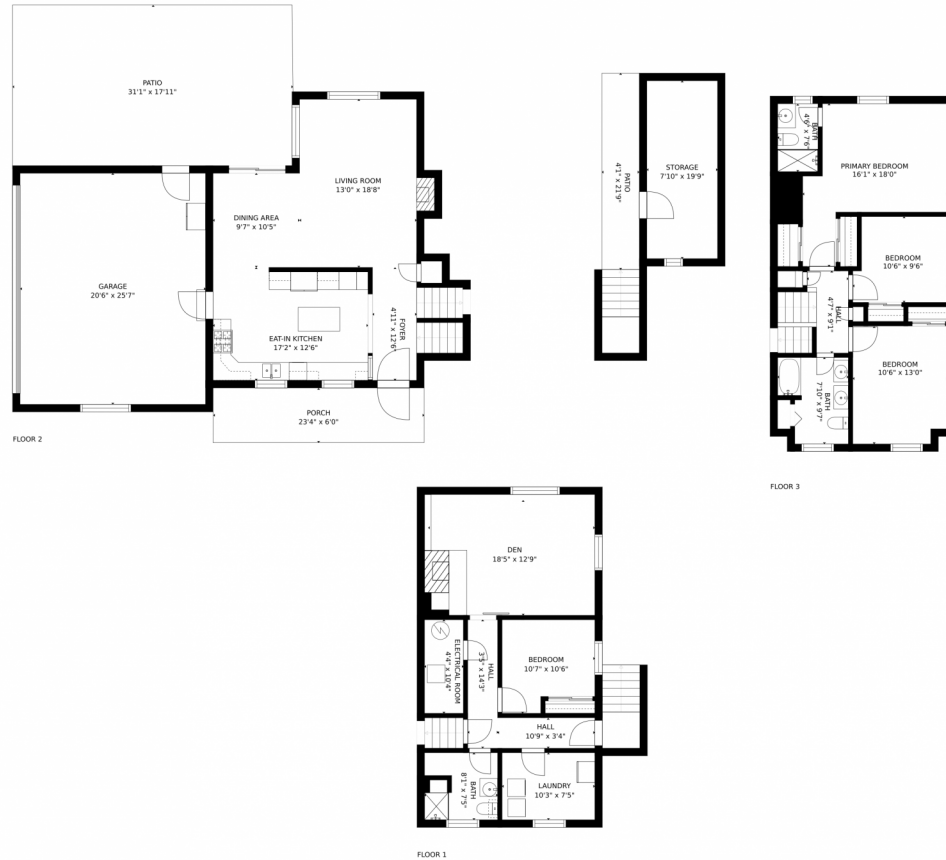
You will love this cozy tri-level on a beautifully manicured and gardened CORNER LOT in the heart of Columbine Knolls. Here, you will find hardwood and tile floors (NO CARPET) with radiant floor heating. The kitchen features granite counters, custom cabinets, and graphite gray appliances. Benefit from utility savings with the SOLAR panels. Inside you'll also experience two fireplaces and storage throughout. The ROOF is 1 YEAR OLD. There are two separate spaces to enjoy our beautiful Colorado weather. Take in the breathtaking hibiscus bush, sunflowers, and more from the front porch. The back patio features a covered living room space, large gazebo for outdoor dining, more picturesque flowers, and a vegetable garden. There's also a SHED for even more storage. This neighborhood is highly desirable with views of the Rockies. Other improvements you'll benefit from: Upgraded insulation, new exterior paint, extended back patio, NEW SEWER LINE with 20-year warranty, new boiler (\$40k), and water heater is 5 or 6 years old. With some modifications, the basement could be a private suite for guests. It has its own exterior entry, bedroom, den, and bathroom complete with spacious laundry room (potential for kitchenette space). This home is also attached to the Columbine Knolls Recreation District offering POOL and TENNIS COURT use for an annual fee.



**Eve Evans**  
720-299-8643  
Eve@TheRealEveEvans.com  
<https://www.TheRealEveEvans.com/>



# 6071 West Rowland Place, Littleton, CO 80128 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 680 sq. ft. FLOOR 2: 831 sq. ft.  
FLOOR 3: 705 sq. ft. EXCLUDED AREAS:  
GARAGE: 526 sq. ft. PATIO: 687 sq. ft.  
PORCH: 142 sq. ft.  
TOTAL: 2215 sq. ft.

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



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