








2308 S University Boulevard
 Denver, CO 80210
 COMMUNITY: University Park

MLS # 2702650
 PRICE \$850,000



 Townhouse  2561 SQFT  3 Beds  3/1 Baths  2 Car  0.03 Acre

PROPERTY DETAILS

Welcome home to the Scholars Walk Townhomes of University Park! What an unbeatable location offering a plethora of uses from an investment home as student could easily walk to University of Denver and live a vehicle free life to a primary residence in the heart of Denver arriving anywhere in the Metro area from Downtown to the Tech Center to a wonderful day in the mountains. This row style townhome was thoughtfully planned maximizing every inch of this phenomenal layout from the garden level garage to a fully finished basement to the elevator. At the main level a sprawling living room greets your guests with an open concept, great room style, dining area and kitchen making this space ideal for your entertainer's heart. Next venture to the second level of the home boasting a stunning owner's suite and additional en-suite style secondary bedroom further leading to the final level of the home. You will love the rooftop deck showcasing artificial grass and plenty of space for lounge furniture where you can take in a 360 view of all of Denver from our glorious Rocky Mountains to the Downtown skyline. The finished basement completes this lovely abode offering a third bedroom and secondary living space along with another bath and in unit laundry. White solid core oak doors are found throughout the home along with high-end double glazed, argon filled, low-e windows. You will never run out of "things to do today" with this glorious Denver location, walk to



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Observatory Park for one of Colorado's 300+ days of sunshine. The University Park area offers so many local restaurants and coffee houses with University of Denver practically in your backyard along with a multitude of wonderful city parks just a few minutes away like Washington Park or Harvard Gulch. Just Northwest of your new home is the Broadway Art District offering endless hours of entertainment at the Punch Bowl Social or have a fantastic breakfast on a sunny Saturday morning at the Original Denver Biscuit Company.



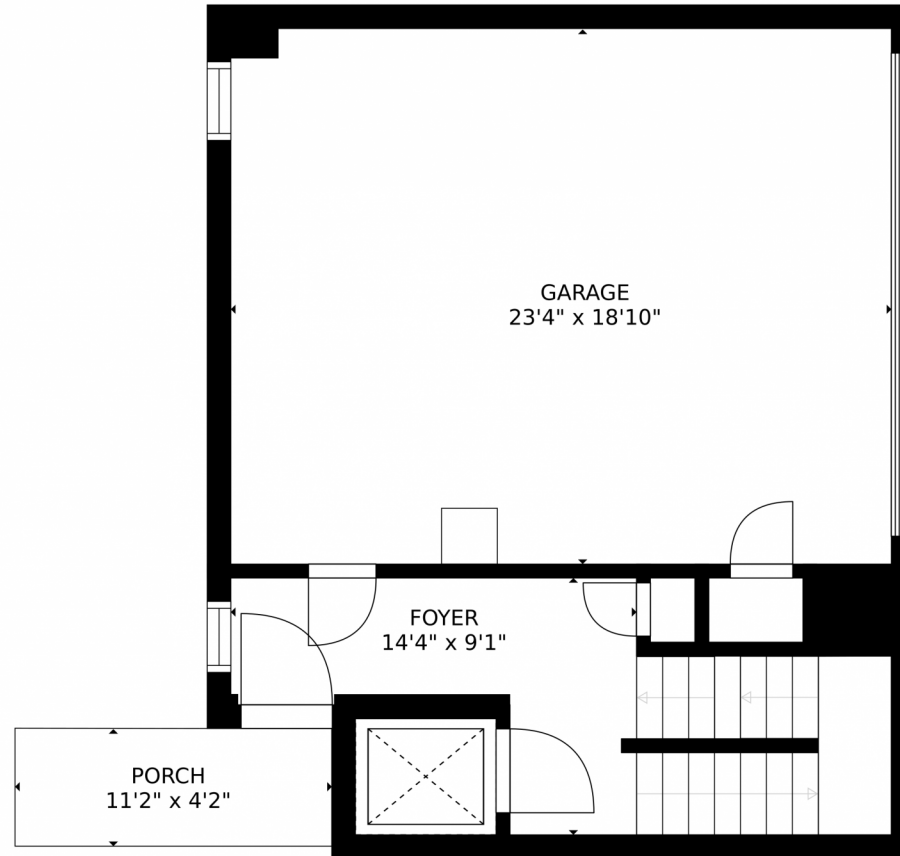
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2308 S University Boulevard, Denver, CO 80210 – First Level



GROSS INTERNAL AREA
FLOOR 1: 609 sq. ft. FLOOR 2: 187 sq. ft.
FLOOR 3: 677 sq. ft. FLOOR 4: 707 sq. ft.
FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
TERRACE: 165 sq. ft.
TOTAL: 2302 sq. ft.

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

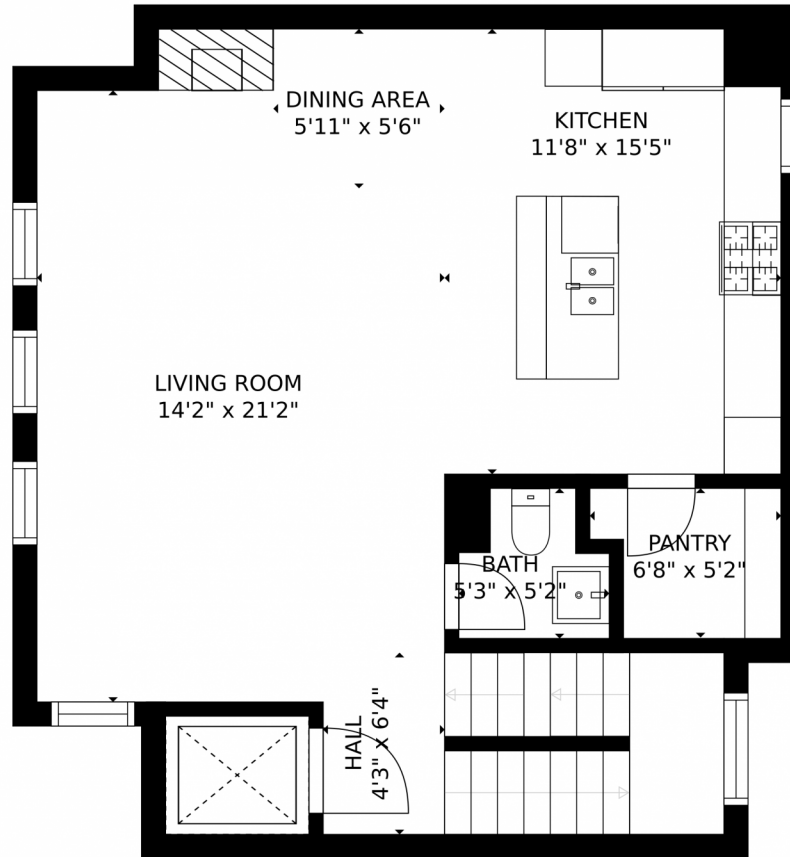
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2308 S University Boulevard, Denver, CO 80210 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 609 sq. ft. FLOOR 2: 187 sq. ft.
FLOOR 3: 677 sq. ft. FLOOR 4: 707 sq. ft.
FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
TERRACE: 165 sq. ft.
TOTAL: 2302 sq. ft.
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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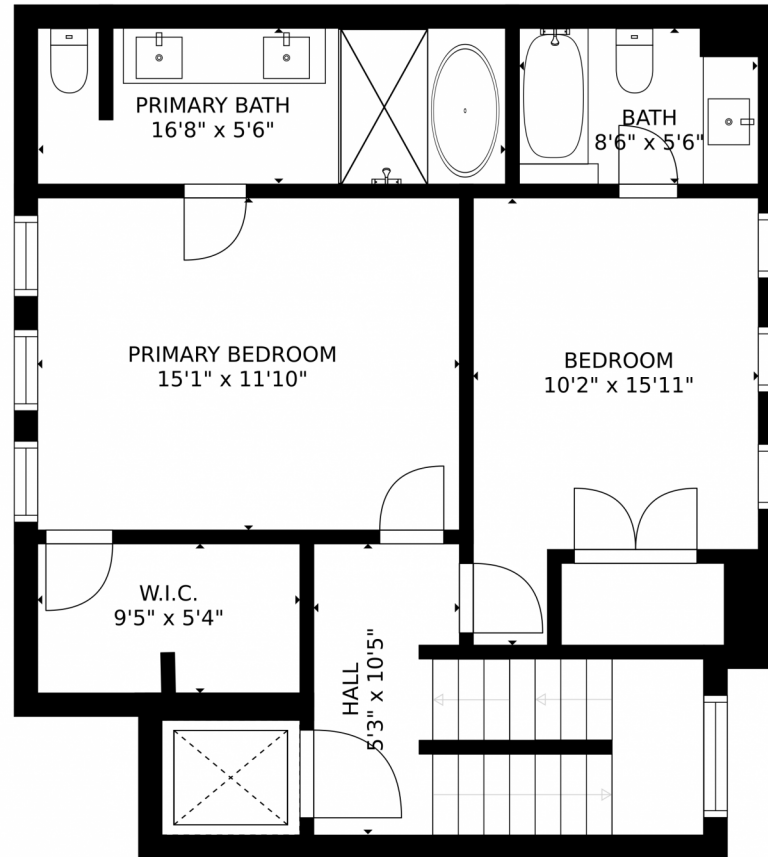


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2308 S University Boulevard, Denver, CO 80210 – Third Level



GROSS INTERNAL AREA
FLOOR 1: 609 sq. ft. FLOOR 2: 187 sq. ft.
FLOOR 3: 677 sq. ft. FLOOR 4: 707 sq. ft.
FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
TERRACE: 165 sq. ft.
TOTAL: 2302 sq. ft.

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

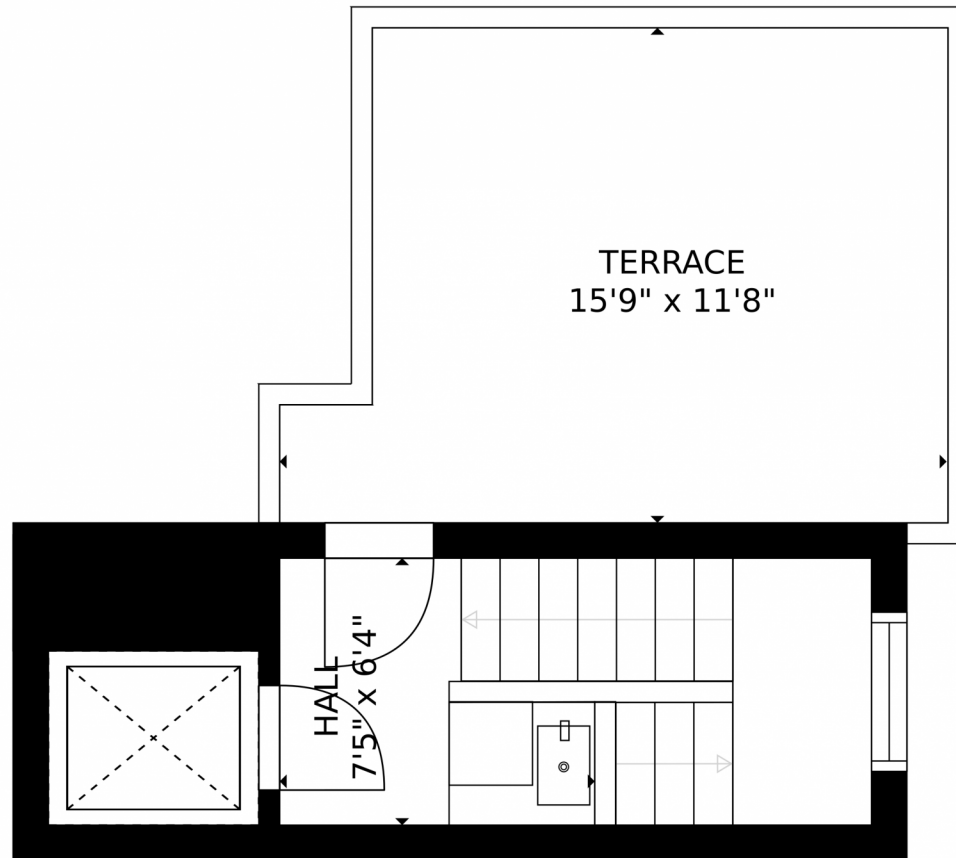


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GROSS INTERNAL AREA
FLOOR 1: 609 sq. ft. FLOOR 2: 187 sq. ft.
FLOOR 3: 677 sq. ft. FLOOR 4: 707 sq. ft.
FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
TERRACE: 165 sq. ft.
TOTAL: 2302 sq. ft.

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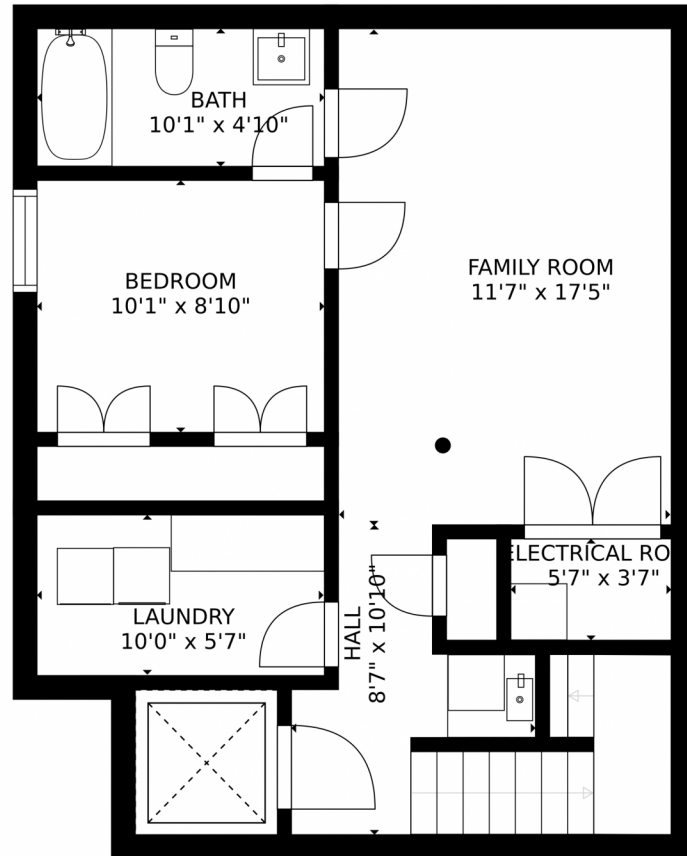
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2308 S University Boulevard, Denver, CO 80210 – Basement



GROSS INTERNAL AREA
FLOOR 1: 609 sq. ft. FLOOR 2: 187 sq. ft.
FLOOR 3: 677 sq. ft. FLOOR 4: 707 sq. ft.
FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
TERRACE: 165 sq. ft.
TOTAL: 2302 sq. ft.

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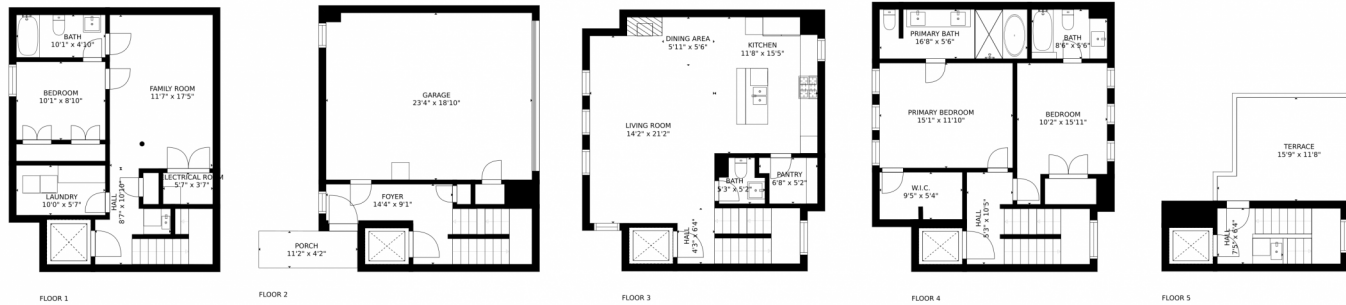
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2308 S University Boulevard, Denver, CO 80210 – All Levels



GROSS INTERNAL AREA
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 FLOOR 5: 122 sq. ft. EXCLUDED AREAS:
 GARAGE: 440 sq. ft. PORCH: 46 sq. ft.
 TERRACE: 165 sq. ft.
 TOTAL: 2302 sq. ft.

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