



1340 Magnolia Street  
 Denver, CO 80220  
 COMMUNITY: Montclair

MLS # 5175107  
 PRICE \$535,000



Single Family



1073 SQFT



3 Beds



1 Baths



1 Car



0.14 Acre

## PROPERTY DETAILS

Want to live in one of Denver's top 20 neighborhoods, according to 5280 Magazine?

**THE HOME:** This cute cottage home sits on a 6100+ sqft lot., which offers plenty of space for recreation or expansion projects. The covered patio makes for great backyard barbecue and gatherings with friends and families. The 1000+ square feet of living space offers room for leisure and relaxation in the living room in front of the fireplace, a dining area, and basement living space that is large enough to be a den or family room, and can double as a 3rd non conforming bedroom. Be sure to check out the hidden gem of a fully cedar lined closet in the basement. The bathroom and kitchen have been remodeled in recent years. This is cozy living at it's best.

**LET'S TALK NEIGHBORHOODS!** Montclair gives you some of everything that this area of Denver has to offer. History: This area was incorporated in 1888 as a suburb. Shopping: This area is nestled between Lowry and Central park, with quick access to Cherry Creek Mall as well. Schools: Along with several of Denver's top private schools this area offers close



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proximity to Denver School of Science and Technology and Denver school of the Arts.

FINANCING MADE EASY: Don't let interest rates keep you from getting into your dream home. This seller understands the changing market and wants to work with you to get this home and an interest rate that fits your needs as a new homeowner. We have some great lending options to share with 2/1 Buy downs and permanent buy downs. Feel free to check for pricing with your lender or ours: Chad Humphrey 303-887-3862, with Edge Home Finance, a WHOLESALER Lender.

Everything is set to make this house your home. The only thing missing is you!



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