



2911 South Utica Street  
 Denver, CO 80236  
 COMMUNITY: Harvey Park

MLS # 4876295



Single Family 1954 SQFT 3 Beds 2 Baths 1 Car 0.19 Acre

## PROPERTY DETAILS

With a great location in desirable Harvey Park, this ranch-style home has over 1900 square feet and sits on a big .19-acre lot. Located on a quiet street, a large Silver Maple shades the house on warm summer days. It has an oversized one car garage with a double wide driveway. The large living room has an eight-foot-long window bringing in tons of natural light. The hardwood floors have been beautifully refinished and run through most of the main level. There is a formal dining room with French doors leading to the sizeable back deck. A remodel of the kitchen by removing the wall to the dining room would open the floor plan dramatically. A new kitchen is a great investment as updated houses in Harvey Park are going for around \$600,000. Natural gas is available for the stove. Both upstairs bedrooms have two windows for light and ventilation. A new vanity, sink and faucet have been added to the full bathroom. Almost the entire interior of the home is newly painted. The basement family room has space for a home theater or game tables and has new carpeting with a half inch pad and a 25-year warranty. Non-conforming, a third bedroom is through French doors off the family room. An egress window well could easily be added. The basement bathroom also serves as the laundry room. and could be divided to create two rooms. There is a dark room for photography, or it could serve as extra storage. A bonus room could be a hobby room, office or home gym. There is a



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nice, flat backyard and a fenced off dog run on the side of the house. The solidly built back deck would shine with a simple refinish. Two blocks away is Sabin World Elementary School, dedicated to allowing students to reach their potential. As an International Baccalaureate school, they are grounded in IB learner profiles and attitudes. Just a three-minute drive away is Harvey Park, with a playground, lake, and recreation center. The Harvey Park Recreation Center has a gymnasium, fitness area and other community and hobby rooms. Take advantage of two pools on a hot summer day. Programs include pickleball, line dancing, sewing, hiking, fitness, yoga, karate, cheerleading and more. Less than a mile away is Bear Valley Shopping Center with three banking facilities, King Soopers, Home Depot, several retail stores, a liquor store, and many restaurant options. Just across the street are other amenities including a Starbucks, Walgreens, and McDonalds. Watch the visual tour with voice!



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