




 Single Family
  2521 SQFT
  5 Beds
  2/1 Baths
  2 Car
  0.15 Acre

## PROPERTY DETAILS

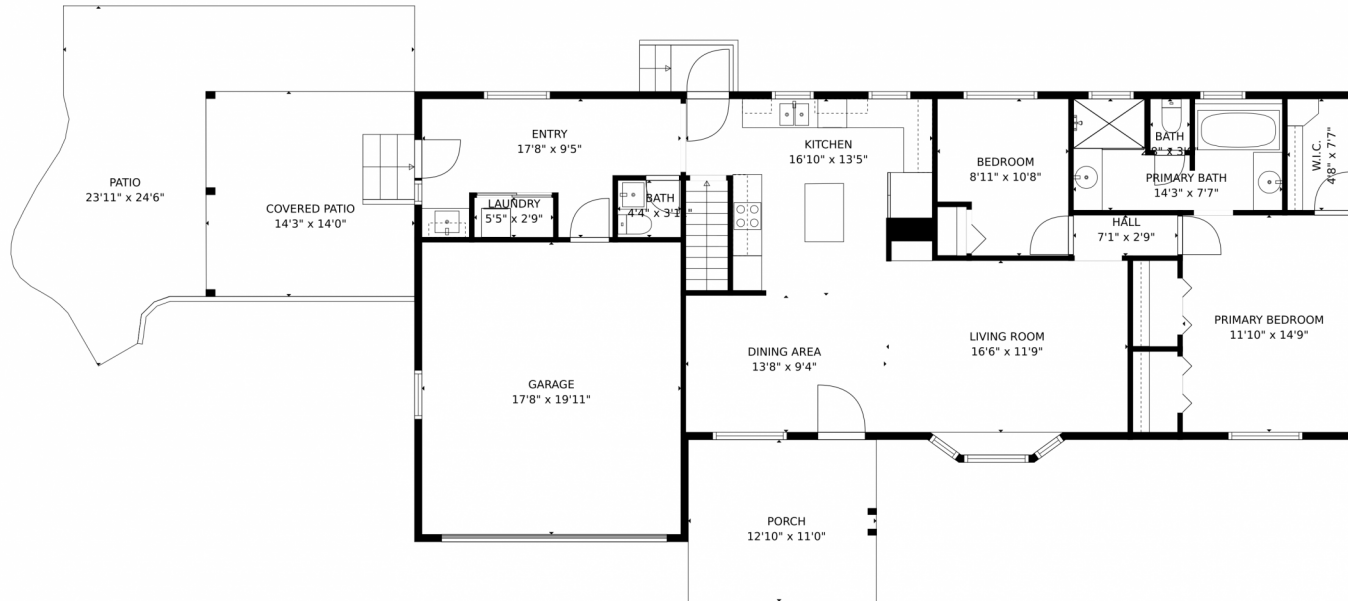
Want to live in a prestigious, central neighborhood in Denver, like Wash Park, Observatory Park, Cherry Creek North or Bonnie Brae for under \$2M? Look no further. This comfy, cozy, fully-updated, mid-century modern, single-family home with great public and private schools, is in the heart of Observatory Park, located on 0.15 acres, one house off the Harvard Gulch running/dog trail, with multiple parks within a 5 minute walk, and more than a block away from any major street. This home is perfect to either grow into or downsize from a larger home, while being in a premier area. The location and lot size alone provide future appreciation and opportunities, all with a beautiful, move-in ready home. Experience quiet solitude in an amazing neighborhood, with the conveniences of 4 nearby access points to I-25 to easily get to downtown Denver or DTC in minutes, including amenities like Target, Sprouts, King Soopers, Starbucks and more a half mile away. Completely updated, from roof with active ventilation system and fans, electrical, plumbing, exterior and interior paint, appliances, and fully revamped primary and guest bathrooms, including dual shower heads with separate engineered stone soaking tub, and an exterior with new fence and fully redesigned landscaping to ensure large grass areas to play, while having beautiful, splashy perennials and large, established trees, with a focus on easy owner maintenance.



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# 3575 E Vassar Avenue, Denver, CO 80210 – Main Level



GROSS INTERNAL AREA  
Below Ground: 962 sq. ft, FLOOR 2: 1221 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 89 sq. ft, CRAWL SPACE: 167 sq. ft, GARAGE: 352 sq. ft,  
PORCH: 142 sq. ft, COVERED PATIO: 199 sq. ft, PATIO: 319 sq. ft  
TOTAL: 2183 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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

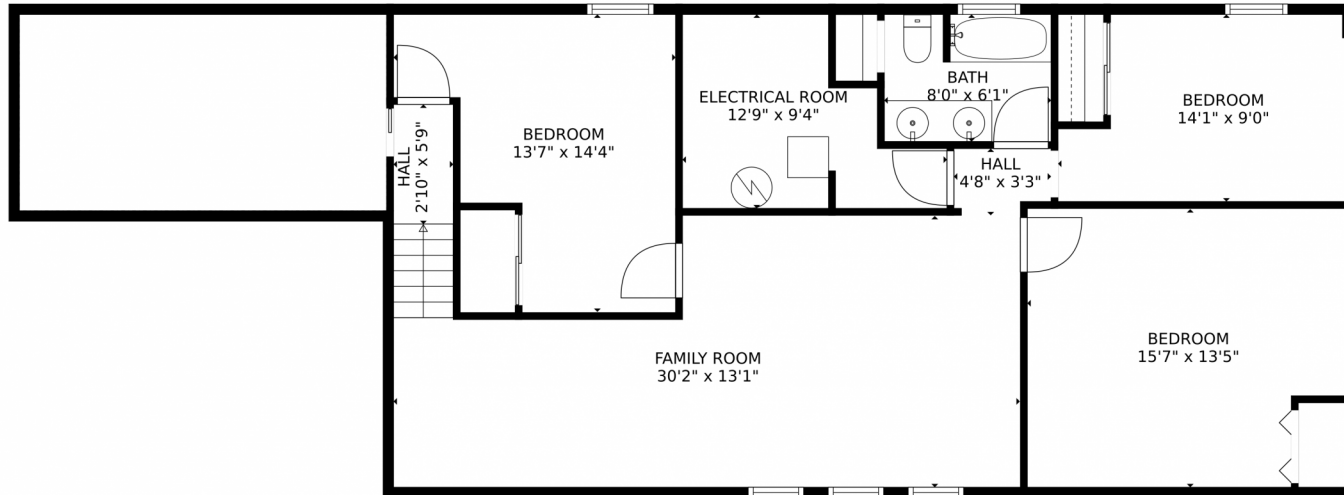


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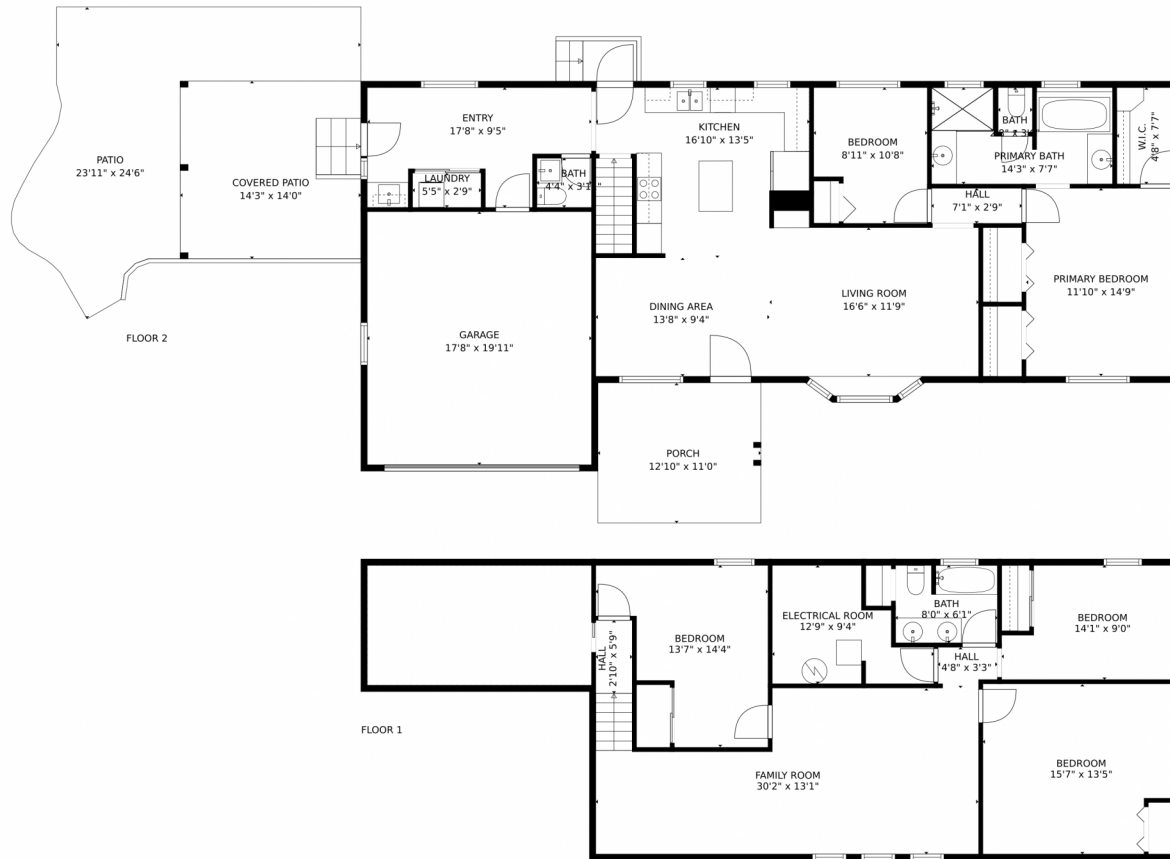
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# 3575 E Vassar Avenue, Denver, CO 80210 – All Levels



GROSS INTERNAL AREA  
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EXCLUDED AREAS: ELECTRICAL ROOM: 89 sq. ft, CRAWL SPACE: 167 sq. ft, GARAGE: 352 sq. ft.  
PORCH: 142 sq. ft, COVERED PATIO: 199 sq. ft, PATIO: 319 sq. ft  
TOTAL: 2183 sq. ft  
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