



 Single Family
  1457 SQFT
  3 Beds
  2 Baths
  2 Car
  0.15 Acre

PROPERTY DETAILS

Incredible opportunity to get a home with 3 bedrooms, 2 bathrooms, and a finished basement on a corner lot with numerous mechanical upgrades. It got a new energy efficient A/C and furnace along with upgraded 40 g water heater in the last year. The garage is well-equipped for a workshop. All three walls have multiple electrical outlets, and the lights and garage door have a dedicated circuit. Further electrical features include and upgraded 200 amp main panel and a 70 amp subpanel for the garage.

Original hardwood flooring will greet you when you enter the bright and inviting living room. A corner bench suitable for dining uses the space nicely. All three bedrooms are on the main level. The primary bedroom sits towards the back of the house, away from both streets for added tranquility. The second bedroom currently serves as a double office, and the third bedroom is next to the main-floor bathroom. Updated kitchen appliances including gas range.

Downstairs, the basement has a large den area to relax and watch TV or to play. The second bathroom, which is downstairs,



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just got a new ejector pit and has a toilet, shower, and sink. A bonus room opens the opportunity for a home gym, hobby space, or other activities.

While the place could use some cosmetic fixes, it presents an excellent opportunity for an investment property or a starter home. With a little bit of attention, it could be transformed into a valuable asset.

The location offers convenient access to public transportation, less than 2 miles from the Colfax Light Rail Station. It's also less than a mile from the renowned CU Anschutz Medical Center.



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