



4440 Julian Street
 Denver, CO 80211
 COMMUNITY: Grand View

MLS # 3788194
 PRICE \$650,000



Single Family 945 SQFT 2 Beds 1 Baths 2 Car 0.21 Acre

PROPERTY DETAILS

Amazing Opportunity to own Your Urban Homesteader Dream Home! This charming home with a spacious 2,966 sq. ft. attached lot, is your chance to live a self-sufficient lifestyle in the city. Highlights for the Hobby Farmer: Chicken coop ready for your feathered friends (up to 8 hens!), Blooming fruit trees: Crab apple, Pink Lady apple, and Cortland apple trees (perfect for attracting pollinators!) Large lot: Plenty of space for gardening, composting, and creating your own urban oasis. Total of 9,336 sq ft. Sanctuary for relaxation and Convenience: New roof and gutters (3/24/24): One less thing to worry about! All new faucet fixtures: Sparkling and modern. Kitchen features Stainless Steel hood and appliances: LG refrigerator, Whirlpool dishwasher, KitchenAid cooktop, built-in microwave and convection oven - complete your modern kitchen. 4-person hot tub: Unwind after a long day. Back patio: Enjoy your morning coffee surrounded by nature. Prime Location: Million-dollar+ neighborhood: Live amongst the best. Blocks from: Rocky Mountain Lake Park (sunsets!), Tennyson Square, Cafe Brazil, Tocabe, Ginger Pig, Rocky Mountain Lake tennis courts, Scheitler and Azlan Recreation Centers. Easy access to I-70 and Downtown Denver so you can get around town with ease. Don't miss this opportunity to live the urban life you've always dreamed of!



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