

4225 West 30th Avenue #4227
Denver, CO 80212

DESCRIPTION

Duplex, with one bedroom, one bathroom on each side. Lots of potential and opportunity...fix-n-flip, expand, live on one side rent the other, rent or sell both sides all kinds of possibilities.

Enjoy the quiet, tree-lined location in trendy Highlands and Sloan's Lake area. Great location on alley lot with a nice sized backyard. This home also includes a detached 2-car garage.

YEAR

1958

Quiet tree-lined street

Ranch

SQUARE FOOTAGE

1400 for both sides

GARAGE

Two-car Detached Garage

LOT

Size 0.140 Acres

Good Southern Exposure

Fenced Yard

Alley Lot

EXTERIOR

Brick

Composition Shingle

MAIN LEVEL

LIVING ROOM

Dimensions 17.5 X 11

Detailed Walls

ONE BEDROOM

Walk-in Closet

Dimensions 12 X 12

BATHROOM

1 full bath

KITCHEN

Room Dimensions 15 X 9

Eating Area

Stove/Electric

Refrigerator

Dishwasher

LAUNDRY

Off Kitchen with back door

UTILITY

Heating Gas forced hot air

Hot Water Heater 3 years old

PATIO

Cement floor overlooking terraced wall and grassy area

EXCLUSIONS

None

INCLUSIONS

Blinds, washer, dryer, refrigerator, microwave, stove/oven, dishwasher

UTILITIES

I REA

Denver Water & Sewer

SPECIAL FEATURES

Wood Floors

Income Property

Main Level Living

Alley Lot

Highlands/Sloan's Lake Location

Quiet Area with Great Access to Denver Metropolitan

Cable TV

EARNEST MONEY

\$3,500

Guardian Title

POSSESSION

NEGOTIABLE