

HOUSE FEATURES

EXTERIOR

- Full exterior remodel
- New paint on house
- New lighting
- Landscaping
- New seamless guttering
- New fence
- New roof & siding on the shed
- New lighting
- Private fenced backyard
- Stone accents
- Large trees
- Large Corner lot
- Quiet street
- Stone wall accents
- Concrete patio

INTERIOR

- 2 primary suites
- Kitchen remodel
- Stainless steel appliances
- Paint throughout
- Dedicated washer/dryer area
- Bathroom updates
- New lighting
- Luxury vinyl plank flooring throughout
- large closets
- Solid surface counters
- Eat-in kitchen

MECHANICAL

- New central air conditioning
- New furance
- Gas water heater
- Washer/Dryer hookup

NEIGHBORHOOD

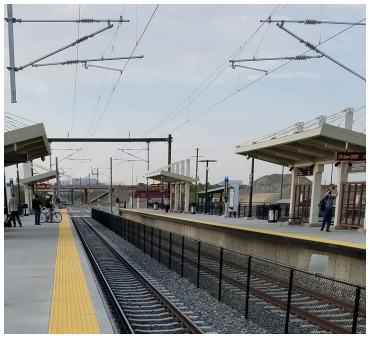
- Walk to stores, restaurants and coffee shop
- Walk to Rec Center
- New and established parks nearby
- Walking distance to water park
- Dick Sporting Goods Park nearby
- Rocky Mountain Arsenal Wildlife Preserve nearby
- 6 minute walk to bus stop
- 28 minutes to light rail via bus
- Conveniently located to Hwy 270, I70 & I76
- Downtown Denver is a short drive away
- Sand Creek and the Platte River Bike Trails are nearby

INSPECTIONS

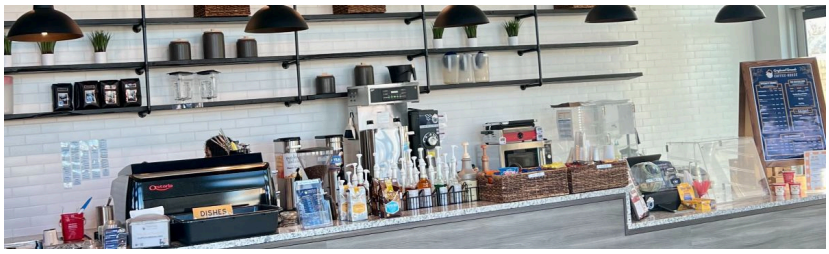
- Roof report
- Sewer scope

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AREA INFORMATION

WALK TO CAFES AND SHOPS

- Greyhound Grounds Coffee House
- King Soopers
- Walmart
- Starbucks
- Mama's Cafe
- Mei Wei
- Taco River
- Carl's Jr
- Jack in The Box
- Wendy's
- Rico Pollo
- DGO Mexican Grill
- La Magnifica Tacos & Burgers
- Fresitas Mexican Snacks

ATTRACTIONS

- Rocky Montain Arsenal National Wildlife Refuge
- Dick's Sporting Goods Park
- The Shops at Northfield

RECREATION

- Eagle Point Recreation Center
- Boys & Girls Club
- Pioneer Park & ball fields
- Pioneer Park skate park
- Paradise Island waterpark & pool
- Veterans' Memorial Park
- Greyhound Park
- Sand Creek Trail
- South Platte River Trail

COMMUTE TIME

- Bus stop: 6 minute walk
- A Line Lightrail: 28 minute via bus
- N Line Lightrail: 8 minute via car
- DIA: 25 minutes
- Downtown Denver: 20 minutes
- Boulder: 30 minutes
- DTC: 25 minutes

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