

Fully Finished Basement

Includes: Family room with fireplace, wine room w/500 bottle wine rack, huge laundry room, three quarter bath and plenty of storage.



Property Overview

Style:	Ranch
Bedrooms:	Three
Baths:	Three (1 Full, 2 Three-Qtr)
Fireplace(s):	Three (FR, LR, Kitchen)
Construction:	Brick
Year Built:	1959
Heat:	Gas Hot Water & A/C
Roof:	Composition Shingle
Square Feet:	1,711 + 875 Bsmt
Lot Size:	12,500 Square Feet
Fence:	Privacy
Garage:	Two Car Attached O/S
County:	Denver
Zoning:	Residential
Taxes:	\$2,591 (2009)

Dimensions

Living Room:	21 x 13.5
Dining Room:	11.5 x 10
Kitchen:	27 x 15.7
Family Room:	21 x 13
Master Bedroom:	14 x 12
Bedroom:	11.5 x 10.5
Bedroom:	11.5 x 11
Wine Room:	11 x 8
Laundry:	13.6 x 13
Mud Room:	9 x 7



Private Back Yard

has a large patio with outdoor kitchen and low maintenance landscaping.

Bob Serotta Presents



3653 South Elm Way



BOB SEROTTA

(303) 587-4700

BSerotta@DenverRealEstate.com



Kentwood Company

5690 DTC Boulevard #600W

Greenwood Village, CO 80111

303-773-3399 | Toll Free: 800-723-7653

COLORADO'S PREMIER REAL ESTATE COMPANY™

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DESIGNED BY
THE KENTWOOD COMPANIES
MARKETING DEPARTMENT



Exceptional brick ranch remodeled from top to bottom featuring a large country kitchen w/gas fireplace, open great room & dining room.



Finishes And Features

Knotty alder Custom Cupboard cabinetry, Viking gas stove/oven, slab granite counters, tile and granite backsplash, Franke oversized professional sink, Asko stainless steel integrated dishwasher, Jenn-air refrigerator /freezer, built-in wine refrigerator, under, above and in-cabinet lighting, sliding glass door to patio, Napoleon gas fireplaces in both country kitchen & great room, bay window, built-in cabinetry and shelving, hardwoods throughout main floor, newer Weathershield & Windsor windows, Bose surround sound in living room, dining room, kitchen and patio, plantations shutters throughout, new interior and exterior doors, closet organizers, 200 amp electrical panel (2006), newer 4 inch gutters and downspouts, laundry chute, updated light fixtures and switches, Classy Closets in oversize garage w/newer Ankmar door & Liftmaster opener, tiled mud room with separate doors to house & patio, Tamko Heritage 50 year roof (2007).



Additional Information

School District: Denver
 Elementary: Southmoor
 Middle: Hamilton
 Senior: Thomas Jefferson
 Electric: Xcel
 Water/Sewer: Denver
 Homeowners Dues: None

Inclusions: Central air conditioning, all attached fixtures and window coverings as currently installed, refrigerator, front load steam washer & dryer, ceiling fans, two (2) wall mounted flat screen TV's (living room, master bedroom), outdoor kitchen with refrigerator, Bose Lifestyle 48 surround sound system including speakers, security system (owned), mop sink in laundry room, jetted tub in hallway bath, newer garage door & opener, crown molding, Kohler fixtures, built-in convection oven and refrigerator in laundry room

Exclusions: Basement wine refrigerator

