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## Client 1 Page

**2829 W College Avenue Lot 11, Denver, CO 80219 (Status: Incomplete, Listing ID: 4682465)**



County:	<b>Denver</b>	List Price:	<b>\$438,000</b>
Property Type:	<b>Residential</b>	Original List Price:	
Property Subtype:	<b>Single Family Residence</b>	Basement:	<b>No</b>
Levels:	<b>One</b>	Year Built:	<b>1949</b>
Structure Type:	<b>House</b>		
Subdivision Name:	<b>Southlawn Gardens</b>		
Listing Contract Date:			
Days In MLS:	<b>0</b>		
Association: <b>N</b> Multiple: <b>N</b>	Cov/Rest:	Assoc Fee Tot Annl:	<b>\$0.00</b>
Tax Annual Amt:	<b>\$1,947</b>	Tax Year:	<b>2024</b>
Tax Legal Desc:	<b>S 148FT OF L 11 BLK 18 SOUTHLAWN GARDENS</b>		

### Interior Area & SqFt

Building Area Total (SqFt Total):	<b>1,137</b>	Living Area (SqFt Finished):	<b>1,137</b>	Above Grade Finished Area:	<b>1,137</b>
PSF Total:	<b>\$385</b>	PSF Finished:	<b>\$385</b>	PSF Above Grade:	<b>\$385</b>
Basement:	<b>Crawl Space</b>	Bsmnt Ceiling Ht:			
Foundation:	<b>Block</b>	Fireplace:	<b>0</b>		
Heating:	<b>Forced Air</b>	HVAC Description:	<b>Gas Forced Air</b>		
Cooling:	<b>Central Air</b>				
Interior Features:	<b>Ceiling Fan(s), No Stairs, Open Floorplan, Smoke Free, Tile Counters</b>				
Appliances:	<b>Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer</b>				
Flooring:	<b>Tile, Vinyl, Wood</b>				
Furnished:	<b>Unfurnished</b>				
Exclusions:	<b>Seller's personal items, furniture, including all bedroom sets, dining room set, television and television stand, electric fireplace in bedroom, fish tank, console table in kitchen.</b>				

### Bed & Bath Summary

Bedrooms Total:	<b>3</b>	Bathrooms Total:	<b>1</b>		
Baths Full:	<b>1</b>	Baths Three Quarter:	<b>0</b>	Baths Half:	<b>0</b>
				Baths One Quarter:	<b>0</b>

### Parking

Parking Total:	<b>5</b>	Garage Spaces:	<b>1</b>	Offstreet Spaces:	<b>4</b>
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### Association Information

Association:	<b>No</b>	Restriction Covenants YN:		Senior Community:	
Pets Allowed:	<b>Cats OK, Dogs OK</b>	Rentals Allowed:	<b>Long Term, Short Term Lease</b>		

### Site & Location Information

Lot Size:	<b>0.24 Acres / 10,600 SqFt</b>	Waterfront Feat:	
Lot Features:	<b>Level</b>		
Horse:	<b>No</b>	Ski Features:	
		Elementary School:	<b>College View / Denver 1</b>
Bldg/Complex Name:		Middle/Junior Sch:	<b>/ Denver 1</b>
		High School:	<b>Abraham Lincoln / Denver 1</b>

### Building & Water Information

Architectural Style:	<b>Bungalow</b>	Common Walls:	<b>No Common Walls</b>
Attached Property:	<b>No</b>	View:	<b>City</b>
Direction Faces:	<b>South</b>		
Construction Materials:	<b>Brick, Frame</b>	Exterior Features:	<b>Dog Run, Fire Pit, Private Yard, Rain Gutters</b>
Roof:	<b>Architectural Shingles</b>	Water Source:	<b>Public</b>
Water Included:	<b>Yes</b>	Sewer:	<b>Public Sewer</b>

### Public Remarks

If you have been searching for an easy to care for ranch style home on an oversized lot in an Enterprise Zone, then look no further. With attractive features such as the decorative doorways and the cozy built in closets, combined with modern appliances, this home is ready for someone who is willing to add their own style. The oversized yard with fire pit provides a lot of opportunity to dream of l...



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