



GENERAL INFORMATION

Square Feet 2324
 MLS 7183228
 Bedrooms Total 3
 Bathrooms Total 2
 Lot Size 6,100 SF
 Year Built 1933
 Taxes \$2,697 (2014)
 Garage 2 Car Detached
 Cooling System Central Air Conditioning
 Heating System Gas Hot Water

SPECIAL FEATURES

Vaulted Ceilings in Living Room
 High Beamed Ceilings in Living Room
 Restored Art-Deco Lighting Fixtures
 Fireplace w/Fireplace Inglenook
 Architectural Wall Art-Deco Inlays
 Granite Countertops
 Original Built-in Cupboard
 Stainless Steel Appliances
 French Doors to Southern Veranda
 Tudor-Arched Tub Enclosure

SCHOOLS

Elementary Park Hill
 Middle Smiley
 High East

ROOM DIMENSIONS

Kitchen 13 x 12 (Main Floor)
 Dining Room 12 x 12 (Main Floor)
 Living Room 18 x 13 (Main Floor)
 Main Bedroom 11 x 11 (Main Floor)
 Bathroom 8 x 5 (Basement)
 Family Room 29 x 12 (Basement)
 Bedroom 12 x 11 (Basement)
 Laundry Room 9 x 8 (Basement)

exclusively marketed by:



Daniel Hilty
 "Making Your Denver Lifestyle a Reality"
 RE/MAX PROFESSIONALS
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2070 Krameria St
Denver CO 80207



proudly marketed by:



Daniel Hilty
 720-256-4703

Absolutely stunning classic Park Hill Tudor oozing in charm. The detailing, architectural designs, and detailing features, sets this Tudor apart. Very open floor plan, large living room w/fireplace inglenook, high beamed ceilings, architectural art wall inlays, beautiful restored art-deco lighting features, updated kitchen with granite countertops, plenty of cupboard space (glass doors) and counter space, beautiful tiled flooring, stainless steel appliances, gorgeous breakfast/coffee nook w/original built-in cupboard, large dining room w/French doors to a southern veranda, 2 bedrooms on the main floor w/full bath w/tudor-arched tub enclosure. finished basement w/large family room w/fireplace, basement bath w/modern vanity and glass tile, large basement bedroom (non-conforming), large laundry room, w/table and shelving, radon mitigation system, lots of storage, 2 car detached garage, covered patio, nice backyard, 1 block from Cake Crumbs, pizzeria wine shop and additional shopping.

2070 Krameria St

Denver CO 80207

"Making Your Denver Lifestyle a Reality"

Offered at \$625,000



Charming Tudor Oozing With Character
One Block to Cake Crumbs, Yoga,
Neighbors Wine Bar, and Olio's Pizzeria



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