

\$1,199,000 - 6685 E Exposition Avenue, Denver

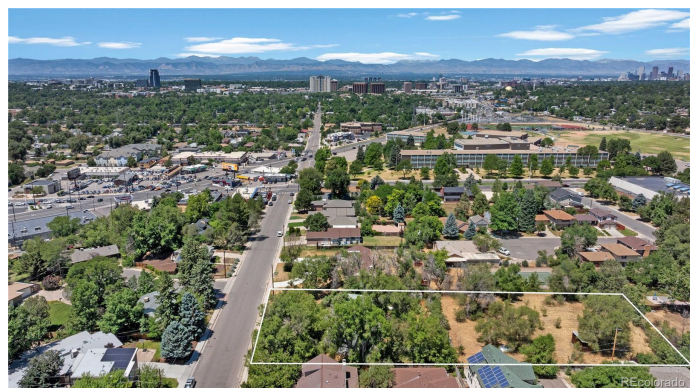
MLS® #3698319 RE COLORADO Listing Office: RE/MAX ALLIANCE

\$1,199,000

4 Bedroom, 1.00 Bathroom, 1,537 sqft
Residential on 1 Acres

Washington, Denver, CO

Custom 1953 ranch home with many custom features adorns this 1+ acre lot! This home offers 3 bedrooms on the main floor, plus a bonus bedroom in the attic. The covered front porch and indoor/outdoor flagstone fireplace are just two of the many great features of this home. There are mature apple and peach trees on the lot and two one car garages offer plenty of space for parking or storage. Top of the line antique Tapan deluxe gas range, hardwood floors throughout and lots of great natural light round out the features of this special home. There is TONS of possibility for it's buyer with potential to subdivide and redevelop, or build the custom home of their dreams. Just minutes from Lowry, Hilltop, Windsor Lake and more this property is centrally located with easy access to Denver, the tech center and DIA. For the developer, there is potential for further subdivision and custom builds in this highly desirable area of Denver where houses regularly exceed \$1M. The current home has great structure and bones, and was a beautiful 1950s custom home whose charm still remains. There is opportunity to renovate the current unit while building another structure on the land. The opportunities are endless with this amazing piece of land! Preliminary inquiries have been made to the city of Denver for subdivision of this property. A subdivision to lots zoned S-SU-D or S-SU-F is possible, dividing this lot into 4-6 residential lots.



Listing Courtesy of RE/MAX ALLIANCE

Built in 1954

Essential Information

MLS® #	3698319
Price	\$1,199,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,537
Acres	1.00
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

Community Information

Address	6685 E Exposition Avenue
Subdivision	Washington
City	Denver
County	Denver
State	CO
Zip Code	80224

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected
Parking Spaces	4
Parking	Driveway-Dirt
# of Garages	2

Interior

Heating	Baseboard
Cooling	None
Stories	One

Exterior

Lot Description	Level
Roof	Composition

School Information

District	Denver 1
Elementary	Denver Green
Middle	Denver Green
High	George Washington

Additional Information

Date Listed	July 12th, 2024
Zoning	S-SU-F

RECOLORADO®

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