

# \$750,000 - 3337 W 113th Avenue, Westminster

MLS® #4916707 RE COLORADO Listing Office: Catch & Release Real Estate

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## \$750,000

3 Bedroom, 3.00 Bathroom, 1,663 sqft  
Residential on 0 Acres

College Hills 1, Westminster, CO

New Price! Westminster, CO Ranch Style Home with incredible views, backing to Stratford lakes pond #3. You won't be able to keep your eyes off the snowcapped Rocky Mountains and view of Pikes Peak. Make this single owner McStain ranch your own with an open floor plan with finished walk out basement. Carpet needs to be replaced, some painting has been done and the home has quality finishes. Some may see a remodel; others may see carpet and paint, but everyone will see that view! Pond #3 is stocked with fish by the Colorado Parks and Wildlife, so enjoy fishing and bird watching right out your back door! Stratford Lakes has a trail system connecting the 4 lakes, parks, community pool and tennis courts nestled between Boulder and Denver about 10 miles from I-70 to head skiing. There are 2 bedrooms and an office on the main level, the second bedroom has been the owners tv room, the current laundry is located in the kitchen. The downstairs has a wet bar area, one bedroom, a 3/4 bathroom with sauna and an unfinished potential bedroom with egress window. few special somethings about this home, the seller had a sauna built into the downstairs bathroom and upstairs a small Juliet balcony off bedroom #2. Front Range Community College just a few blocks away and easy access to Boulder or Denver, shopping and skiing. Showings available daily, we just dropped the price \$25,000! All information is deemed correct, but we do advise all buyers to do their due



diligence and verify all details to their satisfaction. Some past listing photos used, home is now vacant and ready for quick possession.

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**Listing Courtesy of Catch & Release Real Estate**

Built in 1994

**Essential Information**

MLS® #	4916707
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,663
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

**Community Information**

Address	3337 W 113th Avenue
Subdivision	College Hills 1
City	Westminster
County	Adams
State	CO
Zip Code	80031

**Amenities**

Utilities	Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Concrete, Dry Walled, Storage
# of Garages	2
View	City, Lake, Mountain(s), Valley

Is Waterfront	Yes
Waterfront	Lake Front, Pond, Waterfront

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Corian Counters, Eat-in Kitchen, Entrance Foyer, Granite Counters, High Ceilings, Marble Counters, Pantry, Sauna, Smoke Free, Sound System, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
Stories	One

## Exterior

Exterior Features	Balcony, Garden, Gas Valve, Rain Gutters
Lot Description	Greenbelt, Landscaped
Windows	Bay Window(s), Double Pane Windows, Egress Windows
Roof	Composition
Foundation	Slab

## School Information

District	Adams 12 5 Star Schl
Elementary	Cotton Creek
Middle	Westlake
High	Legacy

## Additional Information

Date Listed	April 14th, 2025
Zoning	PUD

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Listing information last updated on July 10th, 2025 at 11:33pm MDT