

\$1,250,000 - 9100 W 35th Avenue, Wheat Ridge

MLS® #5691632 RE COLORADO Listing Office: Licher Real Estate Group

\$1,250,000

2 Bedroom, 3.00 Bathroom, 2,095 sqft
Residential on 1 Acres

Bel Aire, Wheat Ridge, CO

Lakeside Paradise in Wheat Ridge: Ideal Investment Opportunity! Discover "The Lakehouse," a lakeside paradise just 10 minutes from Downtown Denver. With an appraised value projected between \$2.5m - \$3m, this property boasts 75 feet of lakefront, perfect for paddle boarding off your backyard dock. Enjoy stunning lake views from the large primary suite and 2nd-floor entertainment deck. Situated in a quiet neighborhood near Crown Hill Park & Reservoir, this home offers tranquility and convenience. The proposed 4100 Sft plan includes 4 bedrooms, 5.5 baths, a luxury entertainment deck, and a new 4-car tandem garage. Enhance your relaxation with a backyard sauna and optional theater room or office. Seize the opportunity to create your lakeside dream home with a budget of \$300,000 - \$600,000. Don't miss out on this chance to embrace lakeside living at its finest in Wheat Ridge! Ideal for developers, investors, or those seeking a fix-and-flip project, this property offers the perfect blend of comfort and potential. Don't miss out â€“ schedule your showing today and make your mark on this lakeside paradise



RE COLORADO

Listing Courtesy of Licher Real Estate Group

Built in 1955

Essential Information

MLS® #	5691632
Price	\$1,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Square Footage	2,095
Acres	0.88
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	9100 W 35th Avenue
Subdivision	Bel Aire
City	Wheat Ridge
County	Jefferson
State	CO
Zip Code	80033

Amenities

Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Concrete
# of Garages	2
View	Lake, Meadow, Water
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	No Stairs, Tile Counters
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Oven, Range, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Evaporative Cooling
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Stories	One

Exterior

Exterior Features	Private Yard, Water Feature
Lot Description	Irrigated, Level, Sprinklers In Front, Sprinklers In Rear
Roof	Tar/Gravel
Foundation	Block

School Information

District	Jefferson County R-1
Elementary	Prospect Valley
Middle	Everitt
High	Wheat Ridge

Additional Information

Date Listed	April 13th, 2024
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RECOLORADO®

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