

# \$337,500 - 3265 Mather Street, Brighton

MLS® #5727872 RE COLORADO Listing Office: HOUSE2HOME LLC

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## \$337,500

2 Bedroom, 1.00 Bathroom, 910 sqft  
Residential on 0 Acres

Cottonwood Vista, Brighton, CO

Discover the potential in this charming ranch-style home, perfectly situated on a spacious lot with room to grow! This single-level residence offers two bedrooms and one full bath, making it ideal for those seeking convenience and comfort. Enjoy a cozy gas fireplace in the open, bright living room, with easy-care tile and vinyl flooring throughout. Important updates like newer windows, air conditioning, furnace, and a roof were all advertised as completed in 2021, ensuring peace of mind. The fully insulated, attached two-car garage and extended driveway with RV parking provide ample space for vehicles and storage. Outdoors, the front and back yards are equipped with a sprinkler system, and a large 15'x20' floating deck invites you to relax and enjoy the surroundings. A spacious shed adds even more storage options. With a little TLC, this property is ready to shine once again!

RE COLORADO

**Listing Courtesy of HOUSE2HOME LLC**

Built in 1981

## Essential Information

MLS® #	5727872
Price	\$337,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	910
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

### Community Information

Address	3265 Mather Street
Subdivision	Cottonwood Vista
City	Brighton
County	Adams
State	CO
Zip Code	80601

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	3
Parking	Concrete, Dry Walled, Finished, Insulated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Laminate Counters, No Stairs, Open Floorplan
Appliances	Water Softener
Heating	Forced Air, Natural Gas, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	One

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Composition

Foundation                      Concrete Perimeter

**School Information**

District                      School District 27-J  
Elementary                      Mary E Pennock  
Middle                      Overland Trail  
High                      Brighton

**Additional Information**

Date Listed                      November 12th, 2024  
Zoning                      SFR

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