

# \$1,000,000 - 809 Charlotte Street, Johnstown

MLS® #IR1032285

Listing Office: LC Real Estate Group, LLC

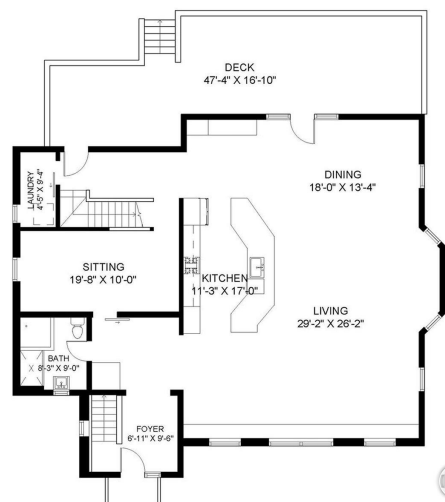
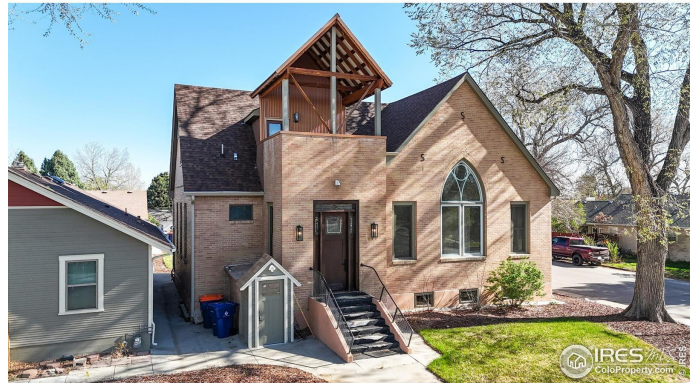
## \$1,000,000

2 Bedroom, 2.00 Bathroom, 2,495 sqft

Residential on 0 Acres

Callahan Heights, Johnstown, CO

Meticulous and stunning renovation of a former church into a one of a kind residence or facility. Historic architecture, vaulted ceilings, stained glass windows, custom craftsman doors and trim, wrought iron detailing, and custom lighting and plumbing fixtures create a one of a kind charm. Open kitchen, dining, and living area is perfect for entertaining large groups. Kitchen features custom slab granite, silgranit kitchen sink, 36" gas range w/ oil rubbed bronze hood, frameless custom cabinets, and stainless wall oven and microwave. The dining room area features full height glass door and windows opening to a large composite deck perfect for backyard gatherings. The main floor features an office or non-conforming bedroom next to a full bathroom with frames glass walk-in shower and Japanese soaker tub. Unique upstairs bedroom/loft area features bathroom with shower, walk-in closet, and stairs to large covered deck. Fully renovated with new roof, tankless water heater, cat5 cable, and more. Opportunity to expand with separate exterior entry to a full unfinished basement featuring +/- 9' ceilings, rough-in bath, and egress window (In progress). Backyard has alley access with four to five concrete pad parking spaces and future use is suitable for a detached garage with street or alley access. Allowed uses outside of a single family residence fall within the Town of Johnstown R-1 Single Family Zoning. Separately priced detached structure includes two car garage,



and office or non-conforming ADU with separate entry, two living areas, kitchenette, and 3/4 bath. 3 bed, 1 bath rental home also available separately, see listing for 809 1/2 Charlotte St.

RE COLORADO

**Listing Courtesy of LC Real Estate Group, LLC**

Built in 1930

**Essential Information**

MLS® #	IR1032285
Price	\$1,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,495
Acres	0.16
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	809 Charlotte Street
Subdivision	Callahan Heights
City	Johnstown
County	Weld
State	CO
Zip Code	80534

**Amenities**

Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	4

**Interior**

Interior Features	Eat-in Kitchen, Jet Action Tub, Kitchen Island, Open Floorplan, Pantry, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Self Cleaning Oven, Washer
Heating	Forced Air
Cooling	Central Air
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Level, Sprinklers In Front
Windows	Double Pane Windows, Skylight(s)
Roof	Composition

## School Information

District	Johnstown-Milliken RE-5J
Elementary	Pioneer Ridge
Middle	Other
High	Roosevelt

## Additional Information

Date Listed	April 25th, 2025
Zoning	R-1

RECOLORADO®

Terms and Conditions: The content relating to real estate for sale in this Web site comes in part from the Internet Data eXchange ("IDX") program of METROLIST, INC., DBA RECOLORADO® Real estate listings held by brokers other than RE/MAX Professionals are marked with the IDX Logo. This information is being provided for the consumers personal, non-commercial use and may not be used for any other purpose. All information subject to change and should be independently verified.

Copyright 2025 METROLIST, INC., DBA RECOLORADO® -- All Rights Reserved 6455 S. Yosemite St., Suite 500 Greenwood Village, CO 80111 USA

Listing information last updated on May 15th, 2025 at 2:48am MDT