

2661
Birch
St.



RE/MAX
of cherry creek
because experience matters®

\$379,000



- Classic Park Hill brick bungalow
- Updated kitchen features glass fronted maple cabinets, side-by-side frig & gas stove, pantry
- Spacious master bedroom with two closets
- Wood floors, arched doorways, claw-footed tub
- Hip basement finish with bedroom (non-conforming), bath, office and large family room with exposed brick, built-in shelves
- Newer high efficiency furnace, A/C, electrical & tankless water heater. many newer windows
- Big shady back yard.
- Fun neighbors. Walk to zoo, park, library, Cherry Tomato and Eis Gelato





Presented by...



Team Hetterich
Experts in Residence

Re/Max of Cherry Creek
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Specifications:

Sub Area:	Park Hill
Style:	Ranch
Bedrooms:	Three
Bathrooms:	Two
Construction:	Brick
Age:	1924
Lot Size:	5,950
Heating:	Gas, Forced Air
Cooling:	Central Air
Car Storage:	2 Car Detached
Fireplace:	Living Room
Basement:	Full, 95% Finished

Room Sizes~

Master:	18'x 11'
Living Room:	19'x 12'
Dining Room:	13'x 11'
Kitchen:	12'x 11'
Bedroom 2:	11'x 11'
Bedroom 3:	15'x 8'
Family Room:	21'x 12'
Office/Study:	13'x 11'

Floor Plan~

Main Level:	1,130 Sq. Ft.
Living Room, Dining Room, Kitchen, 2 Bedroom, Full Bath	
Basement:	1,130 Sq. Ft.
Family Room, Bedroom, Study, 3/4 Bath, Laundry	
Total Sq. Ft.:	1,130 Sq. Ft.
Total Finished Sq. Ft.:	2,203 Sq. Ft.

Public Records~

Legal: Park Hill Hghts B4 L39 & 40 second
add to Park Hill Hghts B1 L39 & 40
Possession: To Be Determined
Taxes: \$1,873
Terms: Conventional, Cash
Zoning: U-SU-C
Gas & Elec: \$92

Schools~

Elementary:	Stedman
Middle:	Smiley
High:	East

Inclusions: Refrigerator, Stove, Microwave,
Washer, Dryer, Window Coverings,
Fireplace Screen/Tools



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