

4033 E 17th Ave Pkwy | \$839,900

**RE/MAX**  
of cherry creek  
Real Estate and Home Services



5 Bedrooms

4 Bathrooms

3,518 Total Square Feet

Park Hill



- Spacious Denver Square with Historic Detail
- Original millwork & hardwood floors throughout
- Large living and dining rooms
- Main floor study or bedroom with full bath
- Big kitchen with breakfast room
- Three large bedrooms upstairs with laundry room
- Huge front porch overlooks parkway
- Lots of closets & storage space
- Finished basement with mother-in-law apartment (outside entrance)
- 4 car detached garage
- Newer roof
- Park Hill Elementary, Stapleton/Park Hill Choice Middle, East High
- Walk to City Park, Museum of Nature and Science, Sprouts, Denver Zoo, Park Hill Library, etc.
- Terrific South Park Hill value @ \$239 per/sqft



**Team Hetterich**  
Experts in Residence

**Steve, Lynn & Callan  
Hetterich and Julie Buri**

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## OVERVIEW

Neighborhood:	Park Hill
Age:	1911
Style:	2-Story
Construction:	Brick
Basement:	83 % Finished
Lot Size:	6,830 Sq Ft
Car Storage:	4 Car, Detached
Heat:	Hot Water, Baseboard
Cooling:	Attic Fan, Ceiling Fan
Bedrooms:	Five
Bathrooms:	Four
Legal:	HARTMANS ADD INMAN & KRIEGES SUB 01313 B24 L12 & 13 & W 5FT OF L14
Possession:	TBD
Terms:	CV, CA
Zoning:	U-SU-C
Taxes:	\$4,796

## SCHOOLS

Elementary:	Park Hill
Middle:	Greater Park Hill Stapleton Zone
High:	East

## ROOM SIZES

Living Room:	17' x 14'
Dining Room:	17' x 15'
Kitchen:	15' x 11'
Workout Room/Flex Space:	16' x 10'
Master Bedroom:	18' x 15'
Bedroom 2:	16' x 14'
Bedroom 3:	15' x 13'
Bedroom 4:	14' x 13'
Bedroom 5:	21' x 13'
Breakfast Room:	13' x 10'

## FLOOR PLAN

**Main Level Square Footage:** 1,767  
*Living room, dining room, kitchen, bedroom or study, full bath*

**Second Level Square Footage:** 1,751  
*3 Bedrooms, full bath, Laundry, Flex Space*

**Basement Square Footage:** 1,562  
*Mother-in-law apt, non-conforming, bedroom, full bath*

**Total Square Feet:** 3,518  
**Total Finished Square Feet:** 4,818

**Inclusions:** 2 Refrigerators, 2 Stoves, Washer, Dryer

**Exclusions:** Living Room Decorative Fireplace, IKEA Shelving Units in Breakfast Room Closet, Wooden Pot Rack in Kitchen



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