



3 Bedrooms

2 Bathrooms

2,016 Total Square Feet

Athmar Park



- Awe-inspiring mountains views across Huston Lake Park
- Oak floors, coved ceiling, ceramic sills, built-ins, arched hallways
- Sun room or possible attached garage (not counted in total square feet)
- Full finished basement with 3rd bedroom, ¾ bath, large living room, dining space and kitchenette
- Newer roof (Class IV), A/C, and hot water heater
- Gardener's delight with native landscaping in front, raised beds in back, patio & gas grill in back, side patio with pergola
- Near Alameda Light Rail Station & Belmar Shopping Center
- 5,700 kWh Solar System under Power Purchase Agreement



Team Hetterich
Experts in Residence

Steve, Lynn & Callan Hetterich and Julie Buri

Re/Max of Cherry Creek
everyone@TeamHetterich.com
www.TeamHetterich.com
Reception 303-320-1556
Direct 303-331-1556



OVERVIEW

Neighborhood:	Athmar Park
Age:	1951
Style:	Ranch
Construction:	Brick
Basement:	Full, Finished
Lot Size:	7,440 Sq Ft
Car Storage:	Off-Street Parking
Heat:	Gas, Forced Air
Cooling:	Central A/C
Bedrooms:	Three
Bathrooms:	Two
Legal:	L18 Blk20 Athmar Park Unit No 2
Possession:	TBD
Terms:	CV, CA, FHA, VA
Zoning:	E-SU-DX
Taxes:	\$1,201

SCHOOLS

Elementary:	Goldrick
Middle:	Grant
High:	Abraham Lincoln

ROOM SIZES

Living Room:	15' x 11'
Dining Room:	9' x 8'
Kitchen:	15' x 9'
Family Room:	14' x 12'
Master Bedroom:	13' x 10'
Bedroom 2:	11' x 10'
Bedroom 3:	13' x 13'

FLOOR PLAN

Main Level Square Footage:	1,113
<i>Living room, dining area, kitchen, 2 bedrooms, full bath, flex space</i>	
Basement Square Footage:	903
<i>Family room, bedroom, 3/4 bath, kitchenette, laundry</i>	
Total Square Feet:	2,016
Total Finished Square Feet:	1,863

Inclusions:	2 Refrigerators, stove/oven/range, dishwasher, bsmt washer/dryer, bsmt sectional sofa, gas grill, pergola over south patio, shed
Exclusions:	Stackable washer/dryer

Solar Power Purchase Agreement Transfer requires credit approval



Each Office Independently Owned and Operated / All Information Deemed Reliable But Not Guaranteed