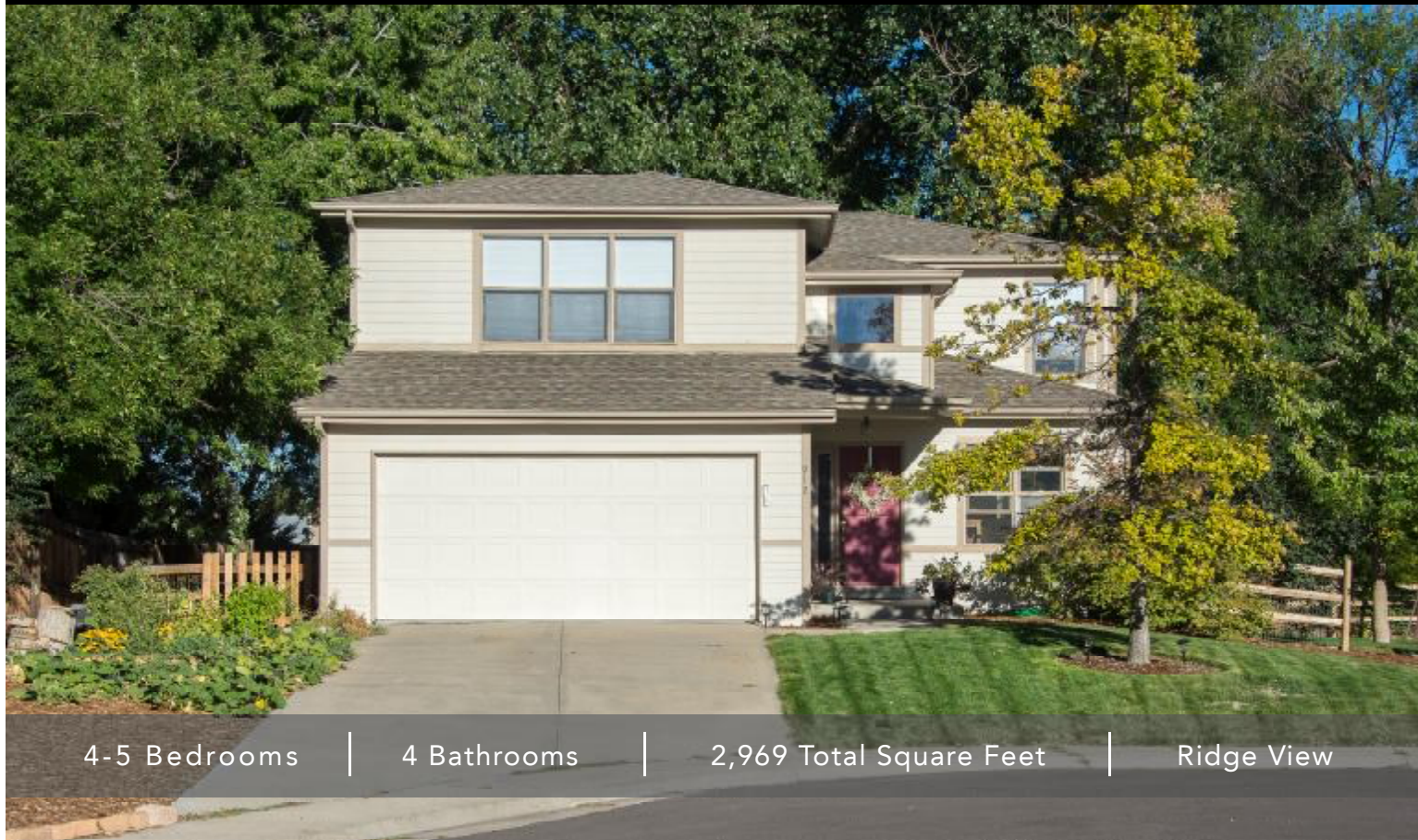


912 S Galena Street | \$449,900



4-5 Bedrooms

4 Bathrooms

2,969 Total Square Feet

Ridge View



- Custom 2-story on cul-de-sac in "tucked away" neighborhood adjacent the High Line Canal
- Open and flexible floor plan with extraordinary natural light
- Maple floors at entry and kitchen
- Sunny kitchen and family rooms open to large deck and yard
- 4 – 5 bedrooms
- Main floor study or bedroom with French doors
- Big and bright master suite
- Basement finished with large family room and separate entertainment room, large craft room/workshop, storage and utility areas
- Newer roof, furnace, A/C, water heater, gas log fireplace
- Laundry hook-ups 2nd floor and in basement
- Mature landscaping with trees, raised garden beds with drip irrigation
- Great neighborhood: summer block party & garage sale
- Around the corner to the High Line Canal, shops, dining, parks, and Lowry Town Center



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:	Ridge View
Age:	1993
Style:	2-Story
Construction:	Frame
Basement:	Partial, Finished
Lot Size:	9,409 Sq Ft
Car Storage:	2 Car, Attached
Heat:	Gas, Forced Air
Cooling:	Central A/C, Ceiling Fan
Bedrooms:	Four
Bathrooms:	Four
Legal:	Pendelton Estate Sub 1st Flg
Possession:	July 11th close w/3 day rent back
Terms:	CV, CA, FHA, VA
Zoning:	RR1
Taxes:	\$1,896

SCHOOLS

Elementary:	Village East
Middle:	Prairie
High:	Overland

ROOM SIZES

Parlor:	11' x 9'
Dining Room:	12' x 8'
Kitchen:	13' x 9'
Family Room:	13' x 13'
Master Bedroom:	16' x 11'
Bedroom 2:	12' x 12'
Bedroom 3:	12' x 11'
Bedroom 4:	12' x 11'

FLOOR PLAN

Main Level Square Footage:	998
<i>Parlor, dining area, kitchen, family room, bedroom, 3/4 bath</i>	
Second Level Square Footage:	1,009
<i>3 Bedrooms, 2 baths, study</i>	
Basement Square Footage:	962
<i>Rec room, media room, craft room, laundry, 1/2 bath</i>	
Total Square Feet:	2,969
Total Finished Square Feet:	2,607

Inclusions: Refrigerator, Stove

Exclusions: Freezer, washer, dryer, sandbox, burglar alarm

Laundry hook-ups upstairs & basement



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