

# 1639 QUINCE STREET

\$500,000



 4 BEDS  2 BATHS  1,050 SQ FT

- Warm and inviting main floor with open floor plan and abundant southern light
- New kitchen with honed granite countertops, soft-close Shaker cabinets, white appliances, breakfast bar that opens to the dining room
- 1950's Mid Century style: hardwood floors throughout main floor, arched doorways, coved ceiling, tile window sills, and oversized corner windows
- Vinyl double-pane windows (2019), evaporative cooler (2018), hot water heater (2019), radon mitigation system
- Full basement has large family room, 2 non-conforming bedrooms, kitchenette, ¾ bath, laundry and storage
- Large fenced yard, sprinkler system, 2 car garage
- Walk to restaurants, Quince Essentials and Pablo's Coffee, Fiction Brewing, parks, RTD

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## OVERVIEW

Sub Area: East Colfax  
Style: Ranch  
Heat: Gas/Forced Air  
Cooling: Evap cooler, ceiling fans  
Garage: 2 Car Detached  
Bedrooms: 4  
Bathrooms: 2  
Age: 1951  
Construction: Brick  
Taxes: \$1,826  
Lot Size: 6,250

## SCHOOLS

Elementary: Ashley  
Middle: Hill  
High: George Washington

## FLOOR PLAN

Main Level: Living Room, Dining Room, Kitchen,  
2 Bedrooms, Full Bath  
Basement: Family Room, 2 Non-Conforming Bedrooms,  
Kitchenette, 3/4 Bath, Laundry, Storage

## SQUARE FEET

Main: 1,050 Sq Ft  
Basement: 1,050 Sq Ft  
Total: 2,100 Sq Ft  
Finished: 1,995 Sq Ft

Inclusions: 2 Refrigerators, Stove, Dishwasher, Dryer,  
Washer

