









TEAM HETTERICH Steve, Lynn, Callan and Julie RE/MAX of Cherry Creek Broker/Co-Owner

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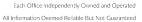
3773 Cherry Creek North Drive | Suite #801 | Denver, Colorado 80209







RF/MAX of cherry creek because experience matters*







1651 ONEIDA STREET

PARK HILL











OVERVIEW

Neighborhood: Park Hill 1939 Age: Style: Ranch Basement: Partial Lot Size: 6,500 Sq Ft Garage: 2 Car Detached Gas, Forced Air Heat: Cooling: Central A/C, Ceiling Fan

Fireplace: Living Room

Bedrooms: 3
Bathrooms: 2

SCHOOLS

Elementary: Park Hill K-8
Middle: McAuliffe
High: Northfield

ROOM SIZES

 Living Room:
 20' x 13'

 Dining Room:
 12' x 11'

 Kitchen:
 11' x 11'

 Family Room:
 20' x 17'

 Master Bedroom:
 13' x 12'

 Bedroom 2:
 12' x 11'

 Bedroom 3:
 12' x 10'

FLOOR PLAN

Main Level: 1,651 Sq Ft
Floor Plan: Living Room, Dining Room, Kitchen,
Family Room, 2 Bedrooms, Full Bath, Office/Studio
Basement: 1,078 Sq Ft
Floor Plan: Rec Room, Non-Conforming Bedroom,

3/4 Bathroom, Laundry

Total: 2,729 Sq Ft
Total Finished: 2,669 Sq Ft

Inclusions: Dishwasher, Dryer, Microwave Oven, 2 Refrigerators, Stove/Range/Oven, Washer

Exclusions: Staging Items

PRICE: \$715,000



- Vintage Tudor with oversized 2-car garage and private outdoor living on charming tree-lined street in lovely South Park Hill neighborhood.
- Easy flow from living to dining to kitchen and adjacent "studio" with desk, cabinets and window seat.
- Updated designer kitchen featuring stainless steel JennAir® appliances, granite counters, Crystal® cabinetry, copper intaglio inlaid backsplash, undercabinet lighting, and south window overlooking patio and gardens.
- Step down from kitchen into vaulted and spacious south-facing family room with two walls of maple built-ins, fabulous natural light and doors that open to outdoor living.
- Tudor detail: Arched windows, coved ceilings, hardwood floors, tile sills and Batchelder fireplace surround. Primarily Loewen heat smart windows on main.
- $\bullet \qquad \text{Walk-in coat closet with built-in cubbies and vintage window in foyer.}$
- Two main floor bedrooms, full bath plus hall linen closet.
- Outdoor living on spacious patio below a canopy of mature trees, fully fenced for privacy. Front and side yard filled with low-maintenance perennials.
- Newer oversized garage to love! Ample room for two cars and generous space for storage and work bench; pull-down ladder for rafter access.
- Custom % bath with heated floor and towel rack, bedroom/office, rec room, laundry and abundant storage in finished basement.
- Walk to Oneida Park and Kearney Street dining, RTD, JWU campus and DSA.



