



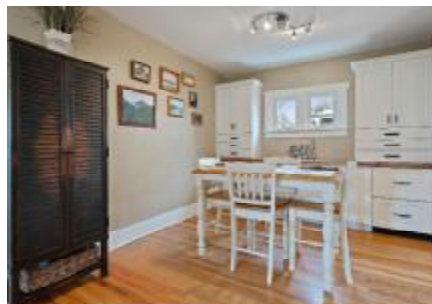
**1538 S.
UNIVERSITY BLVD**

2 BEDS | 2 BATHS

991 SQ FT

\$599,000

Tricked out bungalow in Cory-Merrill. Custom walnut cabinetry in kitchen with slab granite and stainless appliances. Open bungalow living/dining with fireplace, vintage and new built-ins including under-counter refrigerator drawers. Well-appointed newer baths. Multi-function sunroom/office with built-in desk and shelves. New interior doors with high end hardware, lighting upgrades, custom closets. Huge east-facing patio with spacious yard and irrigated raised beds. New 2-car garage plus 2 off-street spaces. Newer A/C, R-60 insulation, new sewer line. Easy access in any direction to DU, Cherry Creek, Colorado Blvd, downtown.





Neighborhood: Cory-Merrill

Beds: 2

Baths: 2

Finished Square Feet: 1,695

Total Square Feet: 991

Age: 1926

Heating: Gas, forced air

Cooling: Central air conditioning

Basement: Partial, 85% finished

Garage: 2 Car Detached Garage

Lot Size: 6,250

Taxes: \$2,889 (2018)

Schools

Elementary: Cory

Middle: Merrill

High: South



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