



**Alex Noyes**  
 Licensed Associate - Shorewood Real Estate Denver  
 Mobile: 720-629-5406  
 Fax: 303-388-8186  
 alexander.noyes@shorewood.com  
 http://casaendever.com

**3721 N Marion St**  
**DENVER CO 80205**  
 Locale Hyde Park Add



**MLS#** 8152678  
**Sold Price** \$250,000  
**Contract Date** 09/15/16  
**Sold Date** 11/15/16  
**Seller Type** Individual  
**Term** Conventional

**Status** Sold  
**Status Cond** None Known  
**Buyer Broker Pd** Listor/Seller  
**Concessions** None  
**Concessions \$** \$0

**Legal** L 21 BLK 1 HYDE PARK ADD

**Type** Detached Single Family  
**Style** Ranch/1 Story  
**Architecture** Victorian  
**Year Built** 1886  
**Roofing** Composition Shingles  
**Fireplaces**

**Fuel Type** Gas  
**Heating Type** Forced Air  
**Cooling** Ceiling Fan, Evaporative Cooler (Sw)  
**Other HVAC**  
**Construction** Frame  
**Exterior** Wood Siding

	SqFt	PSF	Baths	
Upper			Full	1
Main			3/4	0
Lower			1/2	0
Above	857	\$291.72	1/4	0
Bsmt			Rough In	No
Total	857	\$291.72	Total	1
Finish	857	\$291.72	Beds	2

**Bsmt** None, Cellar  
**Bsmt Fin**  
**Subfloor**

**District** Denver 1  
**Elementary** Whittier E-8  
**Middle** Bruce Randolph  
**High** Manual

**Water** Public  
**Sewer**

**Lot Size** 3,180  
**Acres** 0.070

**Other**  
**Other Finished SqFt Desc**  
**Total Spaces** 3  
**Parking Spaces** 3 Off-Street

**Appliances** Refrigerator (Kitchen), Smoke Alarm, Stove/Range/Oven  
**Flooring** Tile Floor, Wood Floors  
**Interior Features** Pet Free, Smoke Free  
**Exclusions** Washer, dryer, Seller's & tenant's personal property.  
**Exterior Features**

**Site View**  
**HOA** No  
**HOA Includes**

**Faces Rights**  
**Multiple HOAs**  
**HOA Fees**

**Public Remarks**

Charming home in Hyde Park (Cole) area next to Whitier and Five Points. Light rail station coming soon within walking distance. Centrally located with RHINO arts district, Coors Field, Denver Coliseum, NWSS Events Center, and improved Platte River trail nearby, to name just a few. 2-yr. old furnace. Investor opportunity - rent and ride the equity and/or flip! If you missed out on the latest of Denver's hot neighborhood booms, this is your chance! UPDATE: just reduced and light rail station now open! Time running out!

