

Broker 1 Page

3744 N Race Street, Denver, CO 80205 (Status: Expired, Listing ID: 2134295)



List Price: \$400,000	Original List Price: \$420,000
Property Type: Residential	Structure Type: House
Property Subtype: Single Family Residence	
Levels: One	Basement: Yes
County: Denver	Year Built: 1951
Subdivision Name: Cheesman & Moffats Add	
Listing Contract Date: 01/27/2020	
Association: N Multiple: Cov/Rest: N	Assoc Fee Tot Annl: \$0
Tax Annual Amt: \$1,732	Tax Year: 2018
Tax Legal Desc: CHEESMAN & MOFFATS ADD B4 S/2 OF L4 ALL OF L5 EXC S3.31FT THEREOF	

Interior Area & SqFt

Building Area Total (SqFt Total): 1,408	Living Area (SqFt Finished): 1,373	Above Grade Finished Area: 704
Below Grade Total Area: 704	Below Grade Finished Area: 669	Below Grade Unfinished Area: 35
PSF Total: \$284	PSF Finished: \$291	PSF Above Grade: \$568
Basement: Finished, Full	Bsmnt Ceiling Ht:	
Heating: Forced Air	HVAC Description:	
Cooling: None		
Appliances: Dryer, Oven, Refrigerator, Washer		
Exclusions: Seller's personal property		

Bed & Bath Summary

Bedrooms Total: 2	Bathrooms Total: 1			
Baths Full: 1	Baths Three Quarter: 0	Baths Half: 0	Baths One Quarter: 0	

Parking

Parking Total: 1	Garage Spaces: 1	Offstreet Spaces: 0
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Site & Location Information

Lot Size: 0.10 Acres / 4,274 SqFt	Waterfront Feat:
Lot Features: Level	
Bldg/Complex Name:	Elementary School: Harrington / Denver 1
	Middle/Junior Sch: Wyatt / Denver 1
	High School: Manual / Denver 1

Building & Water Information

Construction Materials: Brick, Stucco	Exterior Features:	
Roof: Composition	Water Source:	Sewer:
Water Included: Yes		

Public Remarks

Fix-up in coveted location. 3rd bedroom in basement is non-conforming.

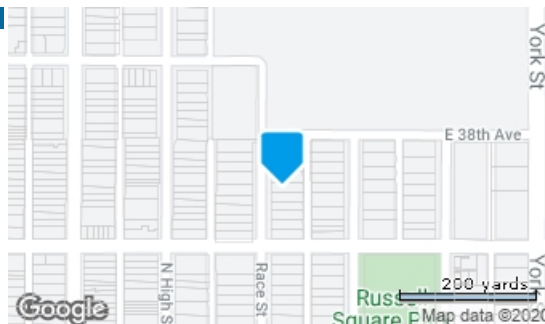
Confidential Information

Private Remarks: 3rd bedroom in basement is non-conforming. Carport (in addition to garage) is not permitted. Buyer(s) responsible for verifying that property can be financed with FHA or VA loan.

Buyer Agency Comp: 2.8%	Dual Variable: Yes	Submitted Prosp: No
Expiration Date: 04/30/2020		

List Agent

List Agent: Alex Noyes		Phone: 720-629-5406
List Office: Seyon Group Real Estate		Mobile: 720-629-5406
Email: alex@casaendever.com		



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