



FLATGRASS
realty

Bedrooms

5

Baths

2

Square Footage

2126

Year Built

1953

Taxes

\$1380

Parking

Carport

Spaces

2

Lot Size

6930

Style

Ranch

Architecture

Traditional

DAVE O'BRIEN

dave@flatgrass.com

cell 720.934.6597

www.flatgrass.com

\$325,000

3230 S. Grape Street
Denver, Colorado 80222



Move-In Ready Ranch with Income Potential

This University Hills ranch is in turnkey condition and offers flexibility with a full second apartment for rental income or a guest quarters.

The main level hosts 3 bedrooms, a full bath, and an oversized living area perfect for today's lifestyle. The updated kitchen features maple cabinetry & new stainless steel appliances.

The lower level has been completely remodeled from the studs out. A conforming bedroom with egress and a second non-conforming bed or office, along with a renovated 3/4 bath and a spacious family room combine with the brand new kitchen. The space has a private entry from the back patio but can easily be accessed from the main level kitchen as well.

Both levels feature custom wiring for HD satellite or cable as well as high speed internet access.

Out back you'll find a large covered patio and a shady back yard with a storage shed and full irrigation system. Updated systems, double pane windows, and a newer roof round out the package.



FLATGRASS
realty

\$325,000

3230 S. Grape Street
Denver, Colorado 80222

Sub Area

University Hills

Zoning

R1

Construction

Frame

Heating

Gas, Forced Air

Appliances

Stove/Ovens (2)

Refrigerators (2)

Dishwashers (2)

Disposals (2)

Microwave

Washer

Dryer

Additional

Features

Central AC

Wood Floors

Mother-in-Law

Apartment

Covered Patio

Storage Shed

New Roof



DAVE O'BRIEN
dave@flatgrass.com
cell 720.934.6597

www.flatgrass.com