



<b>Address:</b> 3432 W 31St Ave	<b>Property Type:</b> Residential	<b>List:</b> \$510,000
<b>Listing #:</b> 806147	<b>Status:</b> Active	<b>Backup/First:</b>
<b>Area:</b> DNW Denver Northwest	<b>PIN:</b> 680329305009000	<b>County:</b> Denver
<b>Type:</b> Detached Single Family	<b>Sub Area:</b> HIGHLANDS	<b>City:</b> DENVER
<b>Style:</b> Two Story	<b>Architecture:</b> Victorian	<b>Zip:</b> 80211
<b>Faces:</b> North	<b>Construction:</b> Brick	<b>Year Built:</b> 1890
<b>NS Direction:</b> North #: 3100	<b>Roofing Material:</b> Dimensional Comp	<b>Builder:</b> A GOOD ONE
<b>EW Direction:</b> West #: 3432	<b>Car Storage:</b> Garage,Detached	<b>Model:</b> OPEN FLOOR PLAN
<b>Map / Section:</b> 253 X	<b>Car Spaces:</b> 2	<b>Lot Size:</b> 4700
<b>HOA Name:</b>	<b>School District:</b>	<b>Acres:</b> .11
<b>HOA Phone:</b>	<b>Elementary:</b> Edison	<b>Zoned:</b> R2
<b>HOA Quoted:</b> \$0	<b>Junior High:</b> Skinner	<b>Unincorporated:</b>
<b>Multiple HOAs:</b> No	<b>Senior High:</b> North	<b>Taxes:</b> \$2,241
<b>Fee Includes:</b>		<b>Horses:</b>

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3	3			
<b>Bathrooms</b>	3	FT	H		
<b>Square Feet</b>	1,657	780	877		243
<b>Finished Sq Ft Total:</b>	1,657	<b>Total Sq Ft:</b> 1,900		<b>Date Measured:</b>	10/09/03
<b>Basement:</b> Partial, Cellar		<b>Bsmt Finished:</b> Open		<b>Bsmt % Finished:</b>	
<b>Master Bedroom:</b>	Upper	<b>Living Room:</b>		<b>Water:</b> Public	
<b>Family Room:</b>	Main	<b>Dining Room:</b>		<b>Sewer:</b> Public	
<b>Study / Den:</b>	Main	<b>Kitchen:</b>			
<b>Laundry Loc:</b> Main		<b>Heat:</b> Gas, Forced Air			
<b># of Fireplaces:</b>		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b>		<b>Subfloor:</b> Slab			

**Description:** Air Condition-Central,Burglar Alarm,Cable Available,No Covenants,Double Pane Windows,Dryer,Disposal,Dishwasher,Formal Dining,Fence,Garage Door Opener,Landscaped Prof,Master Bathroom,Master Suite,Patio,Refrigerator,Remodeled,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Sprinkler,Stove/Range/Oven,Updated,Washer,Window Coverings,Wood Floors

**Public Remarks:** FULLY RENOVATED VICTORIAN JUST ONE BLOCK FROM HIGHLANDS SQUARE. FAMILY FRIENDLY LAYOUT W 3/2 UP AND A TRUE MASTER SUITE. OVERSIZED LIVING AREA & OPEN KITCHEN/FORMAL DINING. WELL DONE YARD W PATIO & TWO CAR GARAGE. CENTRAL AC & UPDATED SYSTEMS.

**Listing Office:** FLATGRASS REALTY



**Courtesy of**  
David J. Obrien  
FLATGRASS REALTY

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**Office:** 303-284-2237  
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**Email:** DAVE@FLATGRASS.COM  
**Website:** WWW.FLATGRASS.COM



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**\$510,000**

3432 W 31St Ave  
DENVER, CO 80211

HOA • A HOA @

1,657 Sq Ft  
\$308 / Sq Ft



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