



**FLATGRASS**  
*realty*

**Bedrooms**  
3 + Office

**Baths**  
3

**Square Footage**  
1657

**Year Built**  
1890

**Taxes**  
\$2241

**Parking**  
Detached Garage

**Spaces**  
2

**Lot Size**  
4700

**Style**  
Two story

**Architecture**  
Victorian

**DAVE O'BRIEN**  
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[www.flatgrass.com](http://www.flatgrass.com)

**\$510,000**

3432 W 31st Avenue  
Denver, Colorado 80211



### **Family Friendly Victorian Steps From Highlands Square**

Completely renovated in 2003, this home has the space you need and the location you want.

The main floor features an oversized living area perfect for today's lifestyle. The well done kitchen is highlighted by custom quarter sawn oak cabinetry, granite counters, and a free standing pantry. It's breakfast bar opens to the adjacent formal dining room. The main floor mudroom/laundry area and office open to the professionally landscaped back yard, complete with a concrete patio, full irrigation system, and a newer two car garage.

The upper level hosts three bedrooms and two baths including a true master suite. Updated systems, central AC, and a newer roof complete the package.

Less than two blocks to the shops, restaurants, and all that 32nd & Lowell has to offer this truly is the best of Highlands.

Call today for your private showing.



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**Sub Area**

Highlands

**Zoning**

R2

**Construction**

Brick

**Heating**

Gas, Forced Air

**Appliances**

Stove/Oven

Refrigerator

Dishwasher

Disposal

Washer

Dryer

**Additional**

**Features**

Central AC

Master Suite

Wood Floors

Main Floor

Laundry

Patio

Sprinkler System



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