



**\$423,500**

3219 W HAYWARD PI  
Denver, CO 80211

MLS# 1001282  
HÁÒ à • Á ÁHÓæ@  
1,380 Finished Sq Ft  
\$307 / Finished Sq Ft



Courtesy of:  
DAVID J. OBRIEN

FLATGRASS REALTY

Phone: 303-954-9809  
Office: 303-284-2237  
Fax: 303-284-2239  
Email: DAVE@FLATGRASS.COM  
Website: WWW.FLATGRASS.COM



Listing Office: FLATGRASS REALTY

M1001282-RA





**Courtesy of:**  
DAVID J. OBRIEN

FLATGRASS REALTY

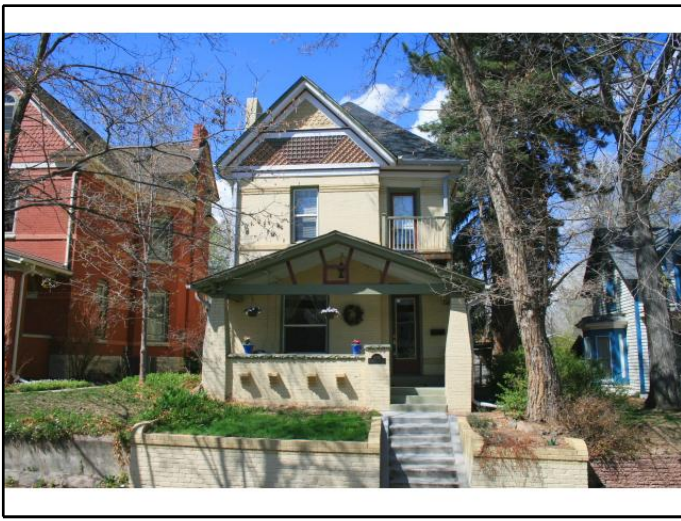
**Phone:** 303-954-9809  
**Office:** 303-284-2237  
**Fax:** 303-284-2239  
**Email:** DAVE@FLATGRASS.COM  
**Website:** WWW.FLATGRASS.COM



Listing Office: FLATGRASS REALTY

M1001282-RA





**Address:** 3219 W HAYWARD PI      **Property Type:** Residential      **List:** \$423,500  
**Listing #:** 1001282      **Status:** Active

**Status:** Accepting Offers

**Conditions:**

**Approval Conditions:** N/A

**Area:** DNW Denver Northwest

**Type:** Detached Single Family

**Style:** Two Story

**Faces:** South

**NS Direction:** North      #: 2950

**EW Direction:** West      #: 3219

**Map / Section:** 253 Y

**HOA Name:**

**HOA Phone:**

**HOA Quoted:**

**Multiple HOAs:**

**Fee Includes:**

**PIN:** 680329310013000

**Sub Area:** HIGHLANDS

**Architecture:** Victorian

**Construction:** Brick

**Roofing Material:** Composition Shingles

**Car Storage:** Garage,Oversized

**Car Spaces:** 2

**School District:** Denver 1

**Elementary:** Edison

**Junior High:** Skinner

**Senior High:** North

**Seller Type:** Individual

**County:** Denver

**City:** Denver

**Zip:** 80211

**Year Built:** 1890

**Builder:** A Good One

**Model:** Amazing Location

**Lot Size:** 3120

**Acres:** .07

**Zoned:** U-SU-A

**Taxes:** \$1,988

**Unincorporated:**

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3	2	1		
<b>Bathrooms</b>	3	FT	H		
<b>Square Feet</b>	1,380	644	736		213

**Finished Sq Ft Total:** 1,380

**Total Sq Ft:** 1,593

**Date Measured:** 05/14/08

**Basement:** Partial, Cellar

**Bsmt Finished:** Open

**Bsmt % Finished:** 0

**Master Bedroom:** Upper  
**Family Room:** Main  
**Study / Den:** Main  
**Laundry Loc:** Upper  
**# of Fireplaces:**  
**Fireplace Loc:**

**Living Room:**  
**Dining Room:**  
**Kitchen:**  
**Heat:** Gas, Forced Air  
**Avg Utilities:**  
**Subfloor:** Slab

**Water:** Public  
**Sewer:** Public

**Description:** Balcony,Cable Available,Ceiling Fan,No Covenants,Deck,Dryer,Disposal,Dishwasher,Formal Dining,Fence,Garage Door Opener,Master Bathroom,Master Suite,Newer Paint,Patio,Quick Possession,Refrigerator,Remodeled,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Sprinkler,Stove/Range/Oven,Updated,Washer,Window Coverings,Wood Floors,Walk-In Closets

**Public Remarks:** Victorian charmer on one of Highlands best blocks. Well laid out main lvl w open kitchen/dining/living areas and good flow to back deck & patio area. Upper has true master suite w walk-in closet & laundry. Heated 2 car w storage loft. Walk to everything.

**Listing Office:** FLATGRASS REALTY



**Courtesy of**  
 DAVID J. O'BRIEN  
 FLATGRASS REALTY

**Phone:** 303-954-9809  
**Office:** 303-284-2237  
**Fax:** 303-284-2239  
**Email:** DAVE@FLATGRASS.COM  
**Website:** WWW.FLATGRASS.COM



M1001282-RA