



FLATGRASS
realty

Bedrooms

5

Baths

2

Square Footage

2058

Year Built

1951

Taxes

\$1720

Parking

Garage, Detached

Spaces

2

Lot Size

6300

Style

Raised Ranch

Architecture

Traditional

\$380,000

4540 W 31st Avenue
Denver, Colorado 80212



Spacious Raised Ranch in the Heart of Highlands

Looking for character, location, and some elbow room? This home has it all.

Centered between Highlands Square, Sloan's Lake, and the Highland Gardens Redevelopment, this home's location can't be beat. Original character combines with a functional floor plan and updated systems to offer hassle free living.

The covered front porch welcomes you in from the quiet street. The main floor hosts the living and formal dining areas as well as the updated kitchen and remodeled main floor bathroom.

A covered side entry provides easy access to the main level as well as the well finished basement. Spacious and filled with light, the lower level offers two additional bedrooms and a third bed/family room space as well as a remodeled bath, laundry area and large pantry/storage space.

Out back is the large yard complete with a brick patio area, garden area, and detached two car garage. A new irrigation system keeps the maintenance to a minimum.

Call today for your private showing!

DAVE O'BRIEN
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www.flatgrass.com



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Sub Area
Highlands

Zoning
U-SU-C

Construction
Brick

Heating
Gas, Forced Air

Appliances
Stove/Oven
Refrigerator
Dishwasher
Washer
Dryer

**Additional
Features**

Remodeled Baths
Updated Kitchen
Updated Systems
Wood Floors
Patio Area
Garden Area
New Sprinkler
New Roof

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