

Residential Full

**1375 Xanthia St
Denver, CO 80220**

County: **Denver**
Locale: **Mayfair**
Community:

MLS#: **7756563** Status: **Active**
List Date: **07/21/15** List Price: **\$219,900**
Status Conditions: **None Known** Original List Price: **\$219,900**
Has HOA: **No** Tax ID: **6041-14-018**
INV Blackout Ends: Taxes: **\$761 (2014)**
Title Company: **HERITAGE TITLE**
Financial Terms: **Cash,Conventional,FHA,VA,**
Earnest \$: **\$1000, HERITAGE TITLE**
Seller Type: **Individual**
Legal Desc: **L 35 & 36 BLK 2 STOUTS COLFAX ADD**



Type: **Detached Single Family** Style: **Ranch/1 Story**
Architecture: **Traditional** Year Built: **1942**
Construct Details: Model:
Time to Completion:
Builder Name:
Heat Fuel: **Gas**
Heat Type: **Forced Air**
Cooling: **None**
Other HVAC:
HVAC Detail:
Construction: **Frame**
Exterior: **Wood Siding**
Roofing: **Composition Shingles**

Total Beds:	2	Upper Sqft:		PSF Above Grade:	\$344.67
Total Baths:	1	Main Sqft:	638	PSF Total:	\$344.67
Full Baths:	1	Lower Sqft:		PSF Finished:	\$344.67
3/4 Baths:	0	Above Grade:	638	Bsmt Type:	None
Half Baths:	0	Basement Sqft:		Subfloor:	
1/4 Baths:	0	Total Sqft:	638	Bsmt Finished:	
Rough-in:	No	Finished Sqft:	638	% Fully Finished:	
		Other Finished Sqft:		Bsmt Ceiling Height:	
		Other Finished Sqft Desc:			
		Measurement From:	County Records	Date Measured:	07/15/2015

School District: **Denver 1** Jr High/Middle: **Place**
Elementary: **Place** Sr High: **George Washington**

Appliances: **Dishwasher,Disposal,Refrigerator (Kitchen),Stove/Range/Oven**
Flooring: **Laminate,Tile Floor,Wood Floors**
Interior Features: **Double Pane Windows,No Stairs,Remodeled,Updated**
Fireplaces:
Exclusions: **NONE**
Site Type:

Room Type	Dimensions	Level	Description
Bathroom (Full)		Main	
Bedroom		Main	
Bedroom		Main	

Lot Size: **6,250** Walk Score: **70** Water Sources: **Public**
Acres: **0.14** Lot #: Sewer:
Incorporated: Land MLS #: Rights:
Zoning: **E-SU-DX** Faces:
Primary Access: **Paved Road**
Site Features: **Corner Lot,Near Public Transit**
Exterior Features: **Covered Patio,Fence**
Views:
Distance To: **Bus:** Light Rail: Other:
Community Website:
Community MLS#:

Outbuilding Information

Outbuildings: **Yes** # of Outbuildings: **1**

Type	SqFt	Primary Floor	# Doors	# Stalls	Door Dimensions	Description	Features
Barn/Storage							

Parking & Vehicle Information

Total Spaces: **1** Amps Available: Features:
Type # Spaces Dimensions Features
Garage (Attached) **1**

Well Type: Permitted Well Uses:
Issued Permit #'s: Water Tap Paid:

Multiple HOA's: **HOA/Mgmt Company 2** **HOA/Mgmt Company 3**
HOA/Mgmt Name:
Contact #:
Website:
HOA Type:
Fee:
HOA Includes:
Covenants:

Other Restrictions:

Partial Owner Type: **Not Applicable**
 Owner Type:

Available Week(s):
 Remarks:

Available Options:

Current Promotions:

Public Remarks

BACK ON THE MARKET-BUYER NOT QUALIFIED!FULL REMODEL!NEWER ROOF!NEW ELECTRICAL PANEL!NEW FLOORING!NEW KITCHEN W/ GRANITE COUNTERS!STUNNING CABINETS!NEW STAINLESS STEEL APPLIANCES!NEW WINDOWS THIS IS MAIN LEVEL LIVING!LARGE CORNER LOT!THIS IS AS NEAT AS A PIN!CLOSE TO ALL!MINUTES TO DOWNTOWN/PARKS/MUSEUM/GOLF!COVERED PATIO!

Broker Remarks

CTM USER

Directions

14TH TO XANTHIA TURN RIGHT TO HOME.

Listing Agent/Office

Name: [Vernon R.E. Jones](#)
 Office Name: [Jones Homes L.L.C.](#)
 Office Phone: 303-750-4186
 Email: vernon@joneshomesonline.com
 Phone: 303-750-4186
 Mobile: 303-359-8218
 Agent Fax:
 Office Fax: 720-382-5978



Buyers Agency: 2.8%
 Transaction Broker: 2.8%
 Variable Comm: No
 Listing Contract: Exclusive Right
 Additional Info: Quick Move-In
 Possession: DOD
 Submitted Prospect: Yes
 Limited Service: No
 Expiration Date: 01/21/2016

Co-Listing Agent/Office

Name:
 Office Name:
 Office Phone:
 Email:
 Phone:
 Mobile:

Showing Phone: 303-399-9930

Showing Email:

Showing Notes: SHOWING TIMES ARE 8AM-9PM ALL DAYS. LOCK DOORS AND TURN OUT LIGHTS

No Show Until:

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