

**2891 Locust St
Denver, CO 80207**

County: **Denver**
Locale: **PARK HILL**
Community:

MLS#: **7002533**
List Date:
Status Conditions: **None Known**
Has HOA: **No**
INV Blackout Ends:
Title Company: **HERITAGE TITLE**
Financial Terms: **Cash, Conventional, FHA, V**
Earnest \$: **\$4000, HERITAGE TITLE**
Seller Type: **Builder**
Legal Desc: **LOUSTANO AVE HEIGHTS (**
48



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Type: **Detached Single Family**
Architecture: **Traditional**
Construct Details:
Time to Completion:
Builder Name: **3 WIRE INVESTMENTS**
Heat Fuel: **Gas**
Heat Type: **Forced Air**
Cooling:
Other HVAC:
HVAC Detail:
Construction: **Brick**
Exterior: **Brick**
Roofing: **Composition Shingles**

Total Beds:	3	Upper Sqft:		PSF Above Grade:	\$46
Total Baths:	2	Main Sqft:	1,020	PSF Total:	\$23
Full Baths:	1	Lower Sqft:		PSF Finished:	\$25
3/4 Baths:	1	Above Grade:	1,020	Bsmt Type:	Full
Half Baths:	0	Basement Sqft:	1,020	Subfloor/Foundation Type:	
1/4 Baths:	0	Total Sqft:	2,040	Bsmt Finished:	Yes
Rough-in:	No	Finished Sqft:	1,900	% Fully Finished:	90%
		Other Finished SqFt:		Bsmt Ceiling Height:	
		Other Finished SqFt Desc:			
		Measurement From:	County Records		Dat

School District: **Denver 1** Jr High/Middle: **Smiley**
Elementary: **Stedman** Sr High: **East**
School of Choice:

Appliances: **Dishwasher, Disposal, Microwave Oven, Refrigerator (Kitchen), Stove/Range/Oven**
Flooring: **Carpet, Laminate, Tile Floor**
Interior Features: **Eating Space / Kitchen, Game Room, Heated Basement, Pantry, Remodeled, Storm Wind**
Countertop Type: **Granite**
Smart Home Features:
Fireplaces:
Exclusions: **NONE**
Site Type:

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	0	0	Bathroom (Full)		Main	
Main	2	1	Bedroom		Main	
Lower	0	0	Bedroom		Main	
Bsmt	1	1	Dining Room		Main	
			Kitchen		Main	
			Living Room		Main	
			Bathroom (3/4)		Basement	
			Bedroom		Basement	
			Laundry		Basement	
			Rec/Bonus Room		Basement	

Lot Size: **6,250** Walk Score: **35**  Water Sources:
 Acres: **0.14** Lot #: Sewer: **Public**
 Incorporated: Land MLS #: Rights:
 Zoning: **E-SU-DX** Faces:
 Primary Road: **Paved Road**
 Site Features: **Corner Lot**
 Site Topography: **Flat**
 Exterior Features: **Fence, Front Porch**
 Views:
 Distance To: Bus: Light Rail: Other:
 Community Website:
 Community MLS#:

 Parking & Vehicle Information

Total Spaces: **1** Amps Available: Features: **Driveway-Concrete**

Type	# Spaces	Dimensions	Features
Garage (Attached)	1		

 Green Features & Certifications

Solar PV: Addendum Uploaded: **No**

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

Multiple HOA's: **No** HOA/Mgmt Company 2 HOA/Mgmt Comp
 HOA/Mgmt Name:
 Contact #:
 Website:
 HOA Type:
 Fee:
 HOA Includes:
 HOA Transfer Amt: HOA Transfer Based On:
 Covenants:
 Other Restrictions:

Partial Owner Type: **Not Applicable** Available Week(s):
 Owner Type: Remarks:

Available Options:

Current Promotions:

Public Remarks

INCREDIBLE REMODEL!NEW KITCHEN CABINETS, GRANITE COUNTERS, FLOORING, STAINLESS STEEL APPLIANCES!! HEATER, ROOF, ELECTRICAL, AND ELECTRICAL PANEL!NEW PAINT AND LIGHTING!NEW GARAGE DOOR & OPENER!N BRICK!FULL REC. ROOM IN BASEMENT W/ BEDROOM AND EGRESS WINDOW AND 3/4 BATH!CORNER LOT!MINUTES SHOPS!PARKS AND SCHOOLS ALL NEARBY!NEWER WINDOWS!FORMAL DINING!NEW DOORS!PANTRY IN KITCHEN!

Broker Remarks

CALL 303-399-9930 ONLY TO SET SHOWINGS.

Directions

MONACO TO 29TH. WEST ON 29TH TO LOCUST.

Listing Agent/Office

Name: **Vernon R.E. Jones**
 Office Name: **Jones Homes L.L.C.**
 Office Phone: **303-750-4186**
 Email: **vern@joneshomesonline.com**
 Phone: **303-359-8218**
 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**
 Additional Info: **Quick Mc**
 Possession: **DAY OF F**
 Submitted Prospect: **Yes**
 Limited Service: **No**

Expiration Date: **06/20/2**

Co-Listing Agent/Office

Name:

Office Name:

Office Phone:

Email:

Phone:

Mobile:

Showing Phone: **303-399-9930**

Showing Email:

Showing Notes: **Do NOT call showing time. Call the showing number.**

No Show Until:

[Property History](#)

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