



1020 5<sup>th</sup> St. Golden, CO 80403  
Barbers 1<sup>st</sup> Addition, Jefferson County

CHECK OUT MY 40 PICTURE PHOTO SHOOT  
ON THE WEBSITE LISTED BELOW

\$317,500  
\$299,000

www.SallyAnnRoper.com



DECK & FLAGSTONE PATIO



WOOD FLOORS



BLACK GRANITE COUNTERTOPS – WALK TO DOWNTOWN GOLDEN!



GORGEOUS, FABULOUS, IMMACULATE!

You Won't Be Sorry You Took The Time To Look Inside. This Property has \$72,000 in updates. It's Priced To Sell and In Immaculate Condition. 2 Bedroom, 1 Bathroom plus Study, 1,023 Square Feet on the Main Level and a 495 Square Foot Unfinished Basement for Storage, 3-Car Heated and Insulated Garage, Deck with Mountain/Mesa/Fireworks Views. There is a cement patio wired for a hot tub, and a large flagstone patio in the Back Yard, Gorgeous Hardwood Floors On Entire Main Level, Large Kitchen With New Everything! (Granite Countertops, Maple Cabinets, Dishwasher, Microwave Hood, Premium Garbage Disposal, Cast Iron Sink, Fixtures), Breakfast Nook, Family Room With Stone Fireplace, Large List of Landscaping Plants, Flowers, & Trees, Garden, Jefferson County Schools, It Doesn't Get Much Better Than This! For More Information Including a complete list of Custom Features & Amenities Go To The Website Listed Or Call Sally Ann Roper For A Personal Viewing Of this Gorgeous Remodeled Property. We Double Dog Dare You To Come Look

The Information In This Brochure Is Deemed Reliable, However, Buyer Is Responsible For Verifying All Information Regarding This Property.



**Sally Ann Roper**  
RE/MAX Affiliates  
1019 8th St.  
Golden, CO 80401  
O: 303-277-1322  
C: 720-530-5661