

1600 RACE STREET, DENVER, CO 80206

PROPERTY CUSTOM FEATURES

(Buyer to Verify All Information)

OUTSIDE AND INSIDE GENERAL FEATURES:

- 3–Story Vintage Brick Home with Full Basement and Carriage House.
- 11 Bedrooms/Offices and 7 Bathrooms+ Board Room/Conference Room and Tons of Storage!
- Approximately 2,084 Square Feet on Main Level + 880 Square Feet in Carriage House, 2,084 Square Feet on 2nd Level, 1,196 Square Feet on 3rd Level and 2,084 Square Feet in Basement. This Totals and Approximate 8,328 Square Feet Total and Approximately 7,702 Square Feet Finished.
- 9,375 Square Foot Lot with 6 Off-Street Parking Spaces.
- Approximately 75 Feet of Frontage on Race Street and Alley; and 125 Feet on 16th Ave.
- Zoned G-RO-3 (Office and/or Residential) Buyer to verify zoning permissions.
- Built in 1905 and Converted into an office in 1980.
- Three Stories above Ground with a 2,084 Square Foot Basement and 880 Square Foot Carriage House.
- Floor/Foundation is Granite Stone Foundation and Concrete Floor in Basement.
- Framing is Masonry Exterior and Wood Frame Interior.
- Fenced Courtyard with Stone/Concrete Floor.
- Entry to Courtyard from Back, Side, and Front of Home.
- Emergency Staircase with Escape Route from 3rd Floor Window and 2nd Floor Door.
- Deck connecting to a 2nd Floor Office/Bedroom.
- Security Alarm System.
- Professional Landscaped with Huge Gorgeous Trees and Vines Growing Up The Brick.
- Large Front Porch with Double Door Entry.
- Doorbells at Front Door and Back Door.
- Four Staircases.
- Real Wood Doors, Crown Molding, Wood Trim.

FAMILY ROOM/RECEPTION AREA (MAIN FLOOR):

- Curtains, Blinds, Carpet, Wallpaper.
- Window A/C Unit.
- Designer Ceiling with Ceiling Light/Fan.
- Wooden Mantle Fireplace with Tile.
- Gorgeous Wide Wooden Staircase with Carpet.
- French Doors To Formal Living Room.
- Approximately 21'X 18'8".

FORMAL LIVING ROOM (MAIN FLOOR):

- Curtains, Blinds, Carpet, Wallpaper.
- Window A/C Unit.
- Designer Ceiling with 2 Chandeliers.
- Wooden Mantle Fireplace with Marble.
- Painting On Wall Over Fireplace.
- Crown Molding and Trim, Bay Window.
- French Doors to Dining Room & Family Room/Reception Area.
- Approximately 27' X 18'.

HALLWAY (MAIN FLOOR):

- Full Length Mirrored End Wall from Ceiling to Floor.
- Wallpaper and Carpet.
- Door to Staircase to Emergency Exit and Basement.

FORMAL DINING ROOM (MAIN FLOOR):

- Chandelier & Wall Sconces, Blinds, Curtains, Carpet.
- Original Wallpaper and Attached Breakfast Nook/Sunroom/Office.
- Attached Half Bathroom.
- Crown Molding and Trim.
- Ceiling Light/Fan, Window Unit A/C, Track Lighting.
- Extended Room Dedicated to Max and Bessie Regina Schwartz-Weinstein Approximately 13'X9'.
- Formal Dining Room Approximately 21'X18'.

FORMAL DINING ROOM ATTACHED BATHROOM – BATHROOM 1(MAIN FLOOR):

- Half Bathroom Attached to Formal Dining Room.
- Original Wallpaper and Chandelier in Bathroom.
- Approximately 6'X4'.

ENTRANCE INTO KITCHEN (MAIN FLOOR):

- Smaller Wooden 2nd Staircase Going Upstairs to 2nd and 3rd Floor.
- Janitor Closet or Convert into a Kitchen Pantry.

KITCHEN (MAIN FLOOR):

- Built-In Breakfast Nook Table.
- Refrigerator, Electric Stove, Dishwasher, Compactor, Double Stainless Steel Sink.
- 3 Countertops, Wallpaper, Cabinets, Blinds, Window A/C Unit.
- 3rd Staircase that goes to Basement.
- Attached Half Bathroom.
- Entrance to Mud/Storage Room.
- Approximately 13'X12'.

ATTACHED KITCHEN BATHROOM – BATHROOM 2 (MAIN FLOOR):

- Half Bathroom Attached to the Kitchen.
- Tile Floor, Mirror Shelf/Cabinet, Shell Sink.
- Lots of Extra Storage/Cabinets
- Approximately 6'X4'.

MUD/STORAGE ROOM/BACK ENTRANCE/EXIT (MAIN FLOOR):

- Built-In Shelves, Cabinet, Electrical Box, Wall Mounted Can Crusher
- Concrete Floor, Back Door
- Approximately 12'X6'

STAIRCASE ONE (MAIN FLOOR ENTRANCE):

- Gorgeous Wide Wooden Staircase with Carpet.
- This Staircase Accesses the Main Floor and Second Floor Only.

2nd FLOOR HALLWAY (2ND FLOOR):

- Chandelier, Wallpaper, Carpet, Wood Spindle Corner Trim.
- Entrance to Hallway from Front Staircase and Middle Staircase.
- Unidentified Locked Door/Room.

OFFICE/BEDROOM 1 (2ND FLOOR):

- This Office/Bedroom Faces West and Has A Wall A/C Unit.
- Carpet, Walk-In Closet, Blinds, Curtains, Ceiling Light/Fan.
- Approximately 17'X13'

OFFICE/BEDROOM 2 – EXECUTIVE OFFICE/MASTER BEDROOM (2ND FLOOR):

- This Office/Bedroom Faces West and Has A Wall A/C Unit.
- Chandelier, Wallpaper, Carpet, Curtains/Blinds, Ceiling Light/Fan.
- Wood Mantle Fireplace With Tile/Mirror.
- Walk-In Closet, Attached Full Bathroom, Door to 3rd Bedroom/Baby Room/Secretary Office.
- Balcony Entrance, Built-In Mirror on Bathroom Door.
- Approximately 18'X17'.

EXECUTIVE OFFICE/MASTER BEDROOM BATHROOM – BATHROOM 3 (2ND FLOOR):

- Full Bathroom – No shower.
- Two Medicine Cabinets, Pedestal Sink, Wallpaper, Tile Floor.
- Old Fashion Toilet and Tub.
- Approximately 10'X5'.

OFFICE/BEDROOM 3 (2ND FLOOR):

- This Office/Bedroom Faces South and Has a Window A/C Unit.
- Use as an Office, Secretary Room, Baby Room, or Turn Into a Gigantic Master Bedroom Closet.
- Carpet, Wallpaper, Ceiling Light/Fan.
- Approximately 14'X12'.

OFFICE/BEDROOM 4 (2ND FLOOR):

- This Office/Bedroom Faces East and Has a Window A/C Unit.
- Carpet, Wallpaper, Ceiling Light/Fan, Bay Window, Blinds.
- Approximately 16'X15'.

HALLWAY BATHROOM – BATHROOM 4 (2ND FLOOR):

- Half Bathroom at End of Hallway Between Office/Bedroom 4 & 5.
- Chandelier, Wallpaper, Tile Floor, Coat Closet.
- Approximately 8'X8'.

OFFICE/BEDROOM 5 (2ND FLOOR):

- This Office/Bedroom Faces East and Has A Window A/C Unit.
- Carpet, Wallpaper, Ceiling Light/Fan, Blinds, Wall Sconce.
- Entrance to 2nd Floor Covered Patio and Fire Escape.
- Approximately 13'X12'.

STAIRCASE TWO (SECOND FLOOR ENTRANCE):

- This Staircase accesses the main floor, second floor, and third floor.
- Wood With Wood Square Spindles and Carpet Covered.

THIRD FLOOR HALLWAY (3RD FLOOR):

- Carpet, Paint, Attic, Sunlight.

OFFICE/BEDROOM 6 (3RD FLOOR):

- This Office/Bedroom Faces North and Has Central A/C.
- Sunlight, Carpet, Paint, Sitting Room, Spindle Corner Wood Trim, Walk-In Closet/Storage Area.
- Approximately 25'X7'.

OFFICE/BEDROOM 7 (3RD FLOOR):

- This Office/Bedroom Faces West and Has Central A/C.
- Sunlight, Carpet, Paint, Sitting Room, Spindle Corner Wood Trim, His/Her Closets/Storage Areas.
- Built-In Shelves/Cabinets, Track Lighting.
- Approximately 18'X16'.

OFFICE/BEDROOM 8 (3RD FLOOR):

- This Office/Bedroom Faces South and Has Central A/C.
- Sunlight, Carpet, Paint, Sitting Room, His/Her Walk-In Closets/Storage Areas.
- Extra Storage Room/Closet.
- Approximately 18'X15'.

BATHROOM 5 (3RD FLOOR):

- Full Bath – No Shower.
- Old Fashion Tub, Tile Floor, Paint.
- Approximately 9'X8'.

STORAGE ROOM (3RD FLOOR):

- Old Wood Floors, Unfinished.
- Approximately 10'X9'.

STAIRCASE THREE (BASEMENT):

- Staircase three accesses the main floor, Emergency Exit, and the Basement only.
- Wide Wooden Staircase with Carpet.

BASEMENT (BELOW GRADE):

- 2,084 Square Foot Basement with Approximately 75% Finished.
- Board /Conference Room or 2nd Family Room.
- Carpet, Paint, Track Lighting, Wide Carpeted Wooden Staircase, Built-In Shelves.
- Staircase accesses an emergency exit and Basement.
- Approximately 20'X19'.

OFFICE/BEDROOM 9 (BASEMENT):

- This Large Room is currently a Training Room but can easily be converted into a non-conforming bedroom.
- Brick Fireplace.
- Approximately 24'X17'.

BATHROOM 6 (BASEMENT):

- New Full Bathroom with Shower.
- Tile, Mirror, Medicine Cabinet.
- Approximately 7 'X6'.

EXTRA STORAGE AREAS (BASEMENT):

- Open Area Unfinished with Concrete Floor approximately 20'X20'.
- Another Unfinished Storage Room with Door Approximately 14'X8'.
- Unfinished Walk-In Closet Approximately 4'X4'.
- Unfinished Mechanical Room with Attached Walk-In Closet Approximately 20'X15'.
- Unfinished St. Patrick's Day Storage Room with Shelves.

STAIRCASE FOUR (BASEMENT):

- Staircase four accesses the basemen, Another Emergency Exit and into the Kitchen.

MECHANICAL DETAIL:

- Gas/Forced Air Heating.
- Wall A/C Units in Most Rooms.
- Central Air Conditioning on the 3rd Floor Only.
- Smoke Detectors, Strobe Lighting, Extinguishers.

CARRIAGE HOUSE/MOTHER –IN-LAW APARTMENT/BEDROOMS/OFFICES 10&11(MAIN & 2nd LEVEL):

- 2-Story Carriage House/Additional Office with Security Alarm System.
- 2 doors – One to Courtyard and One to Parking Area.
- Blinds, Carpet, Window A/C Unit Upstairs.
- Both Rooms are Approximately 22'X22'
- 7th Bathroom – Attached Bathroom on Main Floor.

CARRIAGE HOUSE/ADDITIONAL OFFICE BATHROOM 7 (MAIN FLOOR):

- ¾ Bathroom with Pedestal Sink, Wallpaper, and Carpet.
- Approximately 4'X4'.