



Address: 1600 RACE St **Property Type:** Residential **List:** \$1,175,000
Listing #: 981911 **Status:** Active **PSF:** \$188.18 **Fin PSF:** \$152.56

Status Conditions: Accepting Offers

Approval Conditions: N/A

Area: DNE Denver Northeast

Type: Detached Single Family

Style: Three Story

Faces: West

NS Direction: Out Of Metro #:

EW Direction: Out Of Metro #:

Map / Section: 285 E

HOA Name:

HOA Phone:

HOA Quoted:

Multiple HOAs:

HOA Includes:

PIN: 680335527031000

Sub Area: WYMANS ADDITION

Architecture:

Construction: Brick

Roofing Material: Composition Shingles, Wood Shingles

Car Storage: Off Street

Car Spaces: 6

School District: Denver Public Schools

Elementary: Cole K-8

Junior High: Cole K-8

Senior High: East

Seller Type: Individual

County: Denver

City: Denver

Zip: 80206

Year Built: 1905

Builder:

Model:

Lot Size: 9375

Acres: .22

Zoned: GRO3

Taxes: \$17,902

Unincorporated:

Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	9	9	1		1
Bathrooms	8	FFFH	HHT		F
Square Feet	6,244	3,280	2,964		2,084
Finished Sq Ft Total:	7,702	Total Sq Ft: 8,328		Date Measured:	04/09/04
Basement: Full		Bsmt Finished: Partially		Bsmt % Finished:	75

Master Bedroom:	18x17	Upper	Living Room:	27x18	Water: Public
Family Room:	21x19	Upper	Dining Room:	21x18	Sewer: Public
Study / Den:	13x9	Main	Kitchen:	13x12	
Laundry Loc:			Heat:	Gas, Forced Air	
# of Fireplaces:	4		Avg Utilities:		
Fireplace Loc:	Living Room, Master Bedroom		Subfloor:	Slab	

Description: Air Condition-Central, Burglar Alarm, Balcony, Ceiling Fan, Carriage House, Cable Installed, No Covenants, Compactor, Covered Patio, Dishwasher, Evap Cooler (swamp), Formal Dining, Fence, Gas Logs, High Speed Access, Landscaped Prof, Master Bathroom, Mother-In-Law Apt, Master Suite, Parking Addl Off St, Pet Free, Quick Possession, Refrigerator, Smoke Alarm, Self-Cleaning Oven, Smoke Free, Skylights, Sprinkler, Stove/Range/Oven, Tile Floor, Two Master Bdrm, Utility Shed, Window Coverings, Walk-In Closets

Public Remarks: HISTORIC WYMAN DISTRICT MANSION ZONED G-RO-3 OFFICE AND/OR RESIDENTIAL. CURRENT US IS OFFICE AND HAS A FAMILY ROOM, FORMAL LIVING ROOM, FORMAL DINING ROOM, BOARD ROOM + 11 BEDROOMS/OFFICES AND 8 BATHROOMS! OWNED BY SEVERAL PRESTIGIOUS FAMILIES & COMPANIES!

Broker Remarks: BUYER TO VERIFY ALL SQUARE FOOTAGE. SEVERAL DOCUMENTS WITH DIFFERENT AMOUNTS!

Directions: From Colfax and Race St. Take Race St. Property is located on the NE Corner of 16th & Race St.

Loan Balance:		Terms: Conventional, Cash	Additional Terms:
Buyers Agency: 3.00		Prospect Reservation: Yes	Listor Phone: 720-530-5661
Trans Broker: 3.00		Limited Service: No	Office Phone: 303-693-6666
Variable Commissions: Yes		Entry Only: Yes	Showing Phone: 303-573-7469
Listor: Sally Ann Roper		Exclusive: Exclusive Right	Fax: 303-680-7729
Listing Office: RE/MAX ALLIANCE		Current List Date: 07/11/10	Email: SALLYANNROPER@AOL.COM
Office ID: REM70		Original List Date: 07/11/10	URL: www.DenverCOLiving.com

Legal: WYMANS ADD 02355 B13 L20 TO 22INC EXC E 8FT TO CITY

Exclusions: Tenants personal property. Candy/Soda Machine in Kitchen

Earnest Check To: First American Title Insurance Company

Minimum Earnest: \$13,000

Possession: Negotiable

