

1627 VINE STREET, DENVER, CO 80206

PROPERTY CUSTOM FEATURES

(Buyer to Verify All Information)

OUTSIDE AND INSIDE GENERAL FEATURES:

- 3–Story Historic Wyman District Brick Home/Office with Full Basement.
- 9 Bedrooms/Offices and 6 Bathrooms+ Board Room/Conference Room and Tons of Storage!
- Approximately 1,580 Square Feet on Main Level ; 1,317 Square Feet on 2nd Level; 757 Square Feet on 3rd Level and 1,423 Square Feet in Basement. This Totals and Approximate 5,077 Square Feet Total and Approximately 4,721 Square Feet Finished.
- 6,250 Square Foot Lot with 9 Off-Street Parking Spaces.
- Approximately 50 Feet of Frontage on Vine Street and the Alley.
- Zoned G-RO-3 (Office and/or Residential) Buyer to verify zoning permissions.
- Built in 1942 and Converted into an office in 1980.
- Three Stories above Ground with a 1,423 Square Foot Basement that’s approximately 75% Finished.
- Floor/Foundation is Concrete and Concrete Floor in Basement.
- Framing is Masonry Exterior and Wood Frame Interior.
- Storage Shed in Back Parking Lot.
- Handicap Ramp and Bathroom.
- Emergency Ladder from 3rd Floor to 2nd Floor Patio and then another Ladder from 2nd Floor Level to Ground Level.
- Balcony on Backside of the Property Connecting to a 2nd Floor Office/Bedroom.
- Security Alarm System.
- Professional Landscaped with Huge Gorgeous Trees and Vines Growing Up The Brick.
- Flagstone Stepping Stones and Wrought Iron Railing Staircase in Front.
- Three A/C Units in Back Parking Lot Area.
- Large Front Covered Porch.
- Doorbells at Front Door and Back Door.
- Four Fireplaces.
- Wood Doors, Crown Molding, Wood Trim.

FRONT ENTRY (MAIN FLOOR):

- Double Door Entry with Stain Glass Windows.
- Chandelier, Wood Floor, Arched Hallway With Large Wood Spindle Pillars.

FORMAL LIVING ROOM/FORMAL DINING ROOM/RECEPTION AREA (MAIN FLOOR):

- This Room Faces East on the South Side of the Property.
- Large Open Room with Formal Living Room/Dining Room Combined.
- French Doors to Formal Living Room.
- Blinds, Paint, Carpet, Track Lighting, 3 Ceiling Fans.
- Gas Fireplace with Green Tile and Wood Mantle.
- Attached Breakfast Nook Next to Dining Room.
- Approximately 34’X14’.

BREAKFAST NOOK/STUDY (MAIN FLOOR):

- This Room Faces South.
- Breakfast Nook Attached to Dining Room.
- Attached Closet, Blinds, Built-In Drawers in Window.
- Approximately 8'X8'.

FAMILY ROOM/OFFICE/BOARD ROOM/MAIN FLOOR BEDROOM ONE (MAIN LEVEL):

- This Room Faces East on the North Side of the Property.
- Wood Floors, Ceiling Light/Fan, Large Bay Window Overlooking the Front Porch.
- Old Fashion Push Button Lights.
- Connects With Jack and Jill Bathroom.
- Approximately 13'X12'.

BATHROOM ONE (MAIN FLOOR):

- Half Bathroom. Looks like it was once a Full Bath and Might have Potential to Convert Back. No Guarantee.
- Built-In Medicine Cabinet and Closet.
- Crown Molding and Curtains.
- Jack and Jill Bath Connects to Old Kitchen Area Now Employee Break Room.
- Approximately 4'X3'.

EMPLOYEE BREAK ROOM/OLD KITCHEN AREA/OFFICE TWO (MAIN FLOOR):

- Two Closets/Storage Areas, One Walk-In Closet That Was the Old Staircase.
- Etched Windows, Wood Floors, Entrance to Jack and Jill Half Bath.
- Approximately 13'X12'.

BACK ENTRY/MUD ROOM (MAIN FLOOR):

- Carpet, Paint, Blinds, Track Light, Entrance to Handicap Bathroom.
- Built In Closet/Art Niche.
- Approximately 10'X7'.

BATHROOM TWO (MAIN FLOOR):

- Half Handicap Bath, Carpet, Cabinets, Curtains.
- Approximately 6'X6'.

STAIRCASE ONE (MAIN FLOOR TO SECOND FLOOR):

- Wood Staircase with Carpet, Paint, Stain Glass Windows.
- Staircase Midway Overlooks 2nd Floor Balcony, Sitting Bench with Storage.

BEDROOM/OFFICE THREE (2ND FLOOR):

- This Room Faces West and is on the South Side of the Building.
- It has the Sign #203 Over the Door.
- Carpet, Blinds, Curtains, Ceiling Light/Fan, Walk-In Closet.
- Possible Entrance to Other Room/Locked Door.
- Approximately 13'X12'.

BEDROOM/OFFICE FOUR (2ND FLOOR):

- This Room Faces East and is on the South Side of the Building.
- It has the Sign #202 Over the Door.
- Carpet, Blinds, Curtains, Ceiling Light/Fan, Walk-In Closet.
- Possible Entrance to Other Room/Locked Door.
- Fireplace with Tile and Wood Mantle with Mirrors.
- Approximately 14'X13'.

BATHROOM NUMBER THREE (2ND FLOOR):

- Half Bath but is Plumbed for a Shower so could be Converted to 3/4. But No Guarantee.
- Marble Pedestal, Tile Floor, Closet, Stain Glass Window, Wainscoting.
- Approximately 10'X7'.

BEDROOM/OFFICE FIVE/MASTER BEDROOM (2ND FLOOR):

- This Room Faces East and is on the North Side of the Building.
- It has the Sign #201 Over the Door.
- Carpet, Blinds, Ceiling Light/Fan, Closet.
- Fireplace with Tile and Wood Mantle with Mirror.
- Attached Jack and Jill Bathroom.
- Additional Jack and Jill Closet between Bedrooms.
- Approximately 17'X13'.

BATHROOM NUMBER FOUR (2ND FLOOR):

- Half Bath Jack and Jill Style that Used to be $\frac{3}{4}$ so assuming it could be converted Back. No Guarantee.
- Approximately 4'X3'.

BEDROOM/OFFICE SIX (2ND FLOOR):

- This Room Faces West and is on the North Side of the Building.
- It has the sign #204 Over the Door.
- Carpet, Blinds, Ceiling Light/Fan, Closet.
- Attached Jack and Jill Bathroom.
- Additional Jack and Jill Closet between Bedrooms.
- Private Door to 2nd Floor Balcony.
- Approximately 13'X12'.

MOTHER-IN-LAW SUITE (3RD FLOOR):

- Entire 3rd Floor Could be a Mother-In-Law Suite or a Separate Apartment.
- It has the Sign #300 Over the Door.
- 2 Bedrooms, Full Bathroom, Walk-In Closets, Kitchen Area (No Stove), Sunroom.
- Carpet and Paint.
- Approximately 757 Square Feet.

BEDROOM/OFFICE SEVEN (3RD FLOOR):

- This Room Faces West and has an Emergency Exit to the 2nd Floor Balcony.
- Carpet, Blinds, Track Lighting, Walk-In Closet.
- Approximately 15'X12'.

KITCHEN/BREAK ROOM (3RD FLOOR):

- Refrigerator, Countertops, Sink, Linoleum Floor, Microwave.
- Could have Entrance to Bathroom but Sealed Off.
- Approximately 13'X8'.

BEDROOM/OFFICE EIGHT (3RD FLOOR):

- This Room Faces East and has an Attached Sunroom and Full Bathroom.
- Large Room Could be Considered a 2nd Master Bedroom.
- Could be Jack and Jill Bath but Sealed Off.
- Carpet, Blinds, Ceiling Light/Fan, Walk-In Closet.
- Approximately 20'X12'.

SUNROOM (3RD FLOOR):

- Attached to Office/Bedroom Eight.
- Currently set up as an office with a Built-In Desk.

BEDROOM/OFFICE NINE/2ND FAMILY ROOM (BASEMENT):

- Could be a Non Conforming Bedroom, Large Attached Storage Area Could be Made into a Closet.
- This Room would also make a Good 2nd Family Room.
- Approximately 16'X11'.

BATHROOM SEVEN (BASEMENT):

- ¾ Bathroom with Janitor Sink, Pedestal Sink, Tile Floor.
- Approximately 6'X6'.

KITCHENETTE/HALLWAY (BASEMENT):

- Butler Style Kitchenette with Microwave and Small Refrigerator, Tile Floor, Cabinets.
- Approximately 8' X 4'.

BEDROOM NINE/OFFICE TEN/STORAGE ROOM (BASEMENT):

- Could Be Non Conforming Bedroom, Has a Workshop that could be made into a Walk-In Closet.
- Could also be an Office/Conference Room.
- Carpet, Track Lighting, Attached Locked Door to possible More Storage.
- Approximately 16'X11'.