



Address: 1627 VINE St **Property Type:** Residential **List:** \$700,000
Listing #: 981919 **Status:** Active **PSF:** \$191.57 **Fin PSF:** \$148.27

Status Conditions: Accepting Offers
Approval Conditions: N/A
Area: DNE Denver Northeast **PIN:** 680335527034000
Type: Detached Single Family **Sub Area:** WYMANS ADDITION
Style: Three Story **Architecture:** Denver Square
Faces: East **Construction:** Brick
NS Direction: Out Of Metro #: **Roofing Material:** Composition Shingles, Wood Shingles
EW Direction: Out Of Metro #: **Car Storage:** Off Street
Map / Section: 285 E **Car Spaces:** 9
HOA Name: **School District:** Denver Public Schools
HOA Phone: **Elementary:** Cole K-8
HOA Quoted: \$0 **Junior High:** Cole K-8
Multiple HOAs: **Senior High:** East
HOA Includes: **Seller Type:** Individual
County: Denver
City: Denver
Zip: 80206
Year Built: 1942
Builder:
Model:
Lot Size: 6250
Acres: .14
Zoned: G-RO-3
Taxes: \$11,430
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	9	6	1		2
Bathrooms	6	FHH	HH		T
Square Feet	3,654	2,074	1,580		1,423
Finished Sq Ft Total:	4,721	Total Sq Ft: 5,077		Date Measured:	04/06/04
Basement: Full		Bsmt Finished: Partially		Bsmt % Finished:	75
Master Bedroom:	17x13	Upper	Living Room:	17x14	Water: Public
Family Room:	17x14	Main	Dining Room:	13x12	Sewer: Public
Study / Den:	8x8	Main	Kitchen:	13x12	
Laundry Loc:			Heat:	Gas, Forced Air	
# of Fireplaces:	4		Avg Utilities:		
Fireplace Loc:	Living Room, Bedroom		Subfloor:	Slab	

Description: Air Condition-Central, Burglar Alarm, Balcony, Ceiling Fan, Cable Installed, No Covenants, Covered Patio, Evap Cooler (swamp), Eating Space/Kitchen, Formal Dining, Great Room, Handicap Features, High Speed Access, Jack & Jill Bath, Landscaped Prof, Mother-In-Law Apt, Microwave Oven, Parking Addl Off St, Pet Free, Refrigerator, RV Parking, Smoke Alarm, Smoke Free, Sprinkler, Sun Room, Utility Shed, Window Coverings, Wood Floors, Walk-In Closets, Wall to Wall Carpet

Public Remarks: HISTORIC WYMAN DISTRICT ZONED G-RO-3 OFFICE AND/OR RESIDENTIAL. CURRENT USE IS AN OFFICE. FABULOUS DOUBLE DOOR ENTRY WITH STAIN GLASS, 9 PARKING SPACES, (2 BED/1 BATH + KITCHEN + SUNROOM MOTHER-IN-LAW APT ON 3RD FLOOR), BECOME A PART OF DENVER HISTORY!

Broker Remarks: BEDS IN BASEMENT ARE NON CONFORMING. BUYER TO VERIFY ALL SQUARE FOOTAGE. TENANT/OWNER.

Directions: From Colfax and Vine go North to just past 16th St. Property is the 3rd on the left/West Side past 16th 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: No **Entry Only:** No **Showing Phone:** 303-573-7469
Listor: Sally Ann Roper **Exclusive:** Exclusive Right **Fax:** 303-680-7729
Listing Office: RE/MAX ALLIANCE **Current List Date:** 07/12/10 **Email:** SALLYANNROPER@AOL.COM
Office ID: REM70 **Original List date:** 07/12/10 **URL:** www.DenverCOLiving.com

Legal: WYMANS ADD 02355 B13 L12 & 13 EXC W 8FT TO CITY

Exclusions: Tenants Personal Property

Earnest Check To: First American Title Insurance Company **Minimum Earnest:** \$7,500

Possession: Negotiable - Tenant is Owner of Company

