

610 S ALTON Way -6B  
Denver, CO 80247

M835152-CA  
List: \$60,000

Upper SqFt: 855  
Main SqFt: 855  
Lower SqFt: 855  
SqFt: 855  
Bsmt SqFt: 855  
Total SqFt: 855  
Fin SqFt: 855  
PSF \$70

Kitchen: 10X12  
Dining Rm:  
Living Rm: 15X16  
Mstr Bed: 12X17 M  
Family Rm: M  
Study/Den:  
Laundry Loc: M  
Upper Baths:  
Main Baths: 1 F  
Lower Baths:  
Bsmt Baths:  
Bathrooms: 1



Car Storage: Garage, Detached  
Car Spaces: 1  
Type: Hi Rise (4+)  
Style: Ranch/1 Story  
Architecture: Traditional  
Construction: Brick  
Builder:  
Model:

Basement: None  
Bsmt % Fin:  
Date Measured: 12/11/09  
Measured By: County Records  
Fireplace Loc:  
# of Fireplaces: 0  
Year Built: 1969  
Level: 2  
Unit On End: No  
Roofing: Composition Shingles  
Subfloor:

**Description:** Age Restricted Covenants, Backs to Open Space, Cable Available, Ceiling Fan, Covered Patio, Double Pane Windows, Disposal, Dishwasher, Evap Cooler (swamp), Elevator Access, Eating Space/Kitchen, Golf Community, Garage Door Opener, Great Room, Hot Tub, Intercom, Newer Carpet, Parking Addl Off St, Pool Community, Pet Free, Patio, Quick Possession, Refrigerator, Remodeled, Smoke Alarm, Self-Cleaning Oven, Security Entrance, Smoke Free, Sprinkler, Sun Room, Stove/Range/Oven, Tennis Court, Tile Floor, Window Coverings

**Public Remarks:** GORGEOUS, IMMACULATE CONDITION, COMPLETE BATHROOM REMODEL, COMPLETE FLOOR REMODEL, TILE IN BATH, ENTRY, KITCHEN, NEW CARPET, NEW DRAPES, NEW APPLIANCES, NEW KIT SINK, WALL UNIT A/C, ADDITIONAL STORAGE IN LAUNDRY & GARAGE, LAUNDRY SAME FLOOR, HIS/HER CLOSETS

**Broker Remarks:** MOTIVATED, LETS ARM WRESTLE, READY TO MAKE A DEAL!

**County:** Denver **N/S Dir/Num:** South 310 **Map/Section:** 286 Z  
**PIN:** 67041521 1590590 **E/W Dir/Num:** East 6400 **Faces:** South  
**Area:** DSE Denver Southeast **Unincorporated:** **Taxes:** \$355  
**Sub Area:** WINDSOR GARDENS EAST FILING 2  
**Name:** WINDSOR GARDENS  
**Directions:** Directions: FROM DAYTON AND MISSISSIPI TAKE DAYTON NORTH TO ALTON WAY. TURN WEST OR LEFT ON ALTON WAY. PROPERTY IS PAST STOP SIGN ON THE RIGHT OR NORTH SIDE OF STREET.

**Heat:** Hot Water, Gas **Avg Utilities:** \$0 **Wsh/Dry Hook-up:** Yes  
**HOA Name:** Windsor Gardens **School District:** Denver Public Schools  
**HOA Phone:** 303-364-7485 **Elementary:** Place E-8  
**HOA Quoted:** \$260, Monthly **Junior High:** Place E-8  
**Multiple HOAs:** No **Senior High:** George Washington  
**HOA Includes:** Clubhouse, Insurance, Community Pool, Snow Removal, External Building and Roof Maintenance, Clubhouse With Fitness, Water Sewer, Tennis Courts, Trash Removal, Heat, Grounds Maintenance

**Terms:** Conventional, VA, Cash  
**Addl Terms:**  
**Min Earnest:** \$1,000  
**Earnest Ck To:** First American Title Insurance Company  
**Possession:** At Closing Table  
**Loan Bal 1:**  
**Previous Price:** \$60,000 **Prospect Res:** Yes  
**Orig List Price:** \$65,000 **Limited Service:** No  
**Exclusive:** Excl Right **Entry Only:** No  
**Exclusions:** None  
**Legal:** WINDSOR GARDENS EAST FLG NO 2 B16 BLDG-49 U-1590 APT-6B PRK-144 LOT-18

**Buy Agent:** 2.80  
**Trans Br:** 2.80  
**Buy Br Pd By:**  
**Var Comm:** No  
**Curr List Date:** 12/11/09  
**Orig List Date:** 12/11/09  
**Current DOM:** 63  
**Total DOM:** 63

**Name:** Sally Ann Roper **Listing Office:** RE/MAX AFFILIATES  
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