

710 Birch Street, Denver, CO 80220

It is gorgeously appointed, move-in ready home in a central location.



Kitchen:

Newly built (2014) gourmet kitchen with custom cabinets and designer touches; top of the line cabinetry, custom hood suitable for serious cooks.

Jenn Air Pro-style stainless steel four burner gas range with convection oven.

Kitchen Aid stainless steel side by side refrigerator.

Kitchen Aid Stainless Steel Dishwasher.

Massive solid granite center island with seating for two. I have added additional custom cabinetry with a desk area in the kitchen/great room area.

Separate bar or service area.

Oak Hardwood Floors

Timeless finishes throughout for any discerning buyer.



The modernized open floor plan is perfect for entertaining or interacting with family while cooking meals. The kitchen flows with the great room.

Enjoy plenty of natural light through energy efficient windows in every room.

Rooms flow seamlessly with neutral colors, oak hardwood flooring, and plush carpets in the bedrooms.

The expansive kitchen has eat-in space for two on a spacious center island plus additional dining space for eight in the formal dining room.



Marble power room at the entry sets the stage for the quality throughout

The great room is off the kitchen and opens to a quaint deck, and a two car detached garage.

Quick Info:

Style: Elegant home with three levels of living space.

Neighborhood: Sunrise Club

Year Built: 2014

Square Feet: 2768 finished

Plus another couple hundred square feet of patio area
3 Bedrooms - 2 on the upper level, 3rd in the basement for guests' privacy.

Baths: Four (Two full, one ¾ and one powder room)

Floors: Beautiful hardwoods, plush carpet, marble

Garage: Two Bays



Amenities:

Neutral colors

Lots of natural sunlight for sun-filled rooms

Custom window treatments throughout

Architectural details and touches

Newly painted interior throughout

Oak hardwood floors

Fully finished basement

Home received a coveted home energy score of 10/10
(Low energy costs!)



This home has been meticulously maintained and will not disappoint. Formal dining can be used as a formal, main floor living room.



Master Suite

Stunning, spacious, master suite with his & her separate double door closets

The carpet is plush and warm.

Oversized windows with designer roman blinds.

Carrera marble master bath with walk in show feels spa like.

Description:

Location, location, location. Denver zoo, Denver botanic gardens, Denver Museum of Nature and Science
Blocks from award winning dining, shops and more.

Home is located in a kid friendly neighborhood that attracts active families interested in strong Denver Public School and the Colorado outdoors.

Located in the center of the city you are moments away from museums, parks, restaurants, and boutiques for all your shopping needs.

Getting to downtown, the airport or the mountains is a breeze. 5 minutes to Cherry Creek (1.5 miles), 9 minutes to downtown Denver, 18 minutes to DTC, 22 minutes to DTD, 30 minutes to DIA (21.5 miles), and 1 hour 30 minutes to skiing!!!

There is also a bus stop at 6th and Birch making drive free commuting simple and close

The neighborhood has festive lights during the holidays, Gala celebrations which are held during Memorial Day, Fourth of July and Labor Day weekends. Festivities include trike and bike parades, 4th of July Pancake Breakfast and Bike Parade, Easter Egg Hunt, Fall Festival and much more.



Building/Exterior:

Newly built custom home by H3 Traditional Homes
Traditional architecture, modern amenities

All mechanicals are new (heating, the hot water tank, and AC)

Fully landscaped grounds professional landscaping in the back: installed a French drain, high-end artificial turf, irrigation system for pots and beds, added garden beds with Rose of Sharon trees, trumpet vines; honey thistle, Recently updated landscaping in front and back yards including French drains on all downspouts

New drip lines and sprayers in garden areas

Perfect gardens for vegetables, herbs, and flowers.



Community:

With the development going in at 9th and Colorado, this highly anticipated neighborhood going in offers:

Two new parks with four acres of open space

200,000 sqft of retail

Restaurants including Postino Wine Café, Hopdoddy

Burger Bar and Zoe's Kitchen,

65,000 sqft of creative office space

AMC theater,

Services including Bellco Credit Union and Chase Banking

Three blocks from Trader Joes





Lower Level

Fully finished lower level adds extra living space with a third bedroom, full bath, huge family room/playroom/media room with storage galore.

Pricing:

\$849,800.00 call Ann for more details. Two-hours notice to show when possible.

Visit or Call Ann Hicks 303-507-7766

