

7702 East 25th Avenue

\$585,000



This gorgeous home has a great location only a short walk from parks, pools and shopping! Come home to the spacious living room with vaulted ceilings and custom honeycomb up/down blinds and relax by the fireplace and entertainment center. Drink your morning coffee on the large patio off the dining room or enjoy cooking meals in the beautiful kitchen with hardwood floors, 42" cabinets, crown molding, custom under and over cabinet lighting, rollout shelves and a center island. Escape to the reading nook with built-in bookshelves or work at the built-in desk with storage shelves and cabinets tucked away behind the fireplace. Rest in the comfortable primary bedroom with coved ceilings, a private patio, a walk-in closet with custom rods and shelves, and a full bath. Invite your guests to stay in one of the two other bedrooms with a full bath. Use the extra cabinets and oversized closet in the laundry room for extra storage. Don't miss out on this wonderful home!

- 1904 square feet
- 3 bedrooms
- 2 baths
- Built in 2002
- Faces North
- Tandem 2-car attached garage
- Includes the refrigerator, stove/oven, dishwasher, microwave, washer and dryer
- Heat is forced air, central air conditioning
- Possession is 3 days after delivery of deed
- Denver School District: Swigert Elementary, Mcauliffe Middle School and Northfield High School
- CO-OP Compensation is 2.8%
- Property taxes are \$5,299.00 / year (2023)
- Earnest money is \$10,000.00 payable to RE/MAX Professionals
- HOA fee is \$360.00 / month (2024)
- Transfer fee is \$250.00
- Status letter fee is \$250.00
- MCA HOA fee is \$48.00 / month (2024)
- MCA Transfer fee is \$200.00
- MCA Working Capital fee is \$200.00
- MCA Community fee is the purchase price less \$100,000 multiplied by a quarter of 1%
- HOA's include common area maintenance, insurance, snow removal and parks



For More Information Call:

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