



**Address:** 383 S Race St      **Property Type:** Residential      **List:** \$1,400,000  
**Listing #:** 1019362      **Status:** Active      **PSF:** \$396.49      **Fin PSF:** \$275.59

**Status Conditions:** Accepting Offers

**Approval Conditions:** N/A

**Area:** DSE Denver Southeast

**Type:** Detached Single Family

**Style:** Two Story

**Faces:**

**NS Direction:** South      #: 400

**EW Direction:** East      #: 2000

**Map / Section:** 285 W

**HOA Name:**

**HOA Phone:**

**HOA Quoted:** \$0, None

**Multiple HOAs:**

**HOA Includes:**

**PIN:** 680414105016000

**Sub Area:** WASHINGTON PARK, WASH PARK

**Architecture:** Tudor

**Construction:** Stucco/Brick

**Roofing Material:** Composition Shingles

**Car Storage:** Garage, Attached

**Car Spaces:** 2

**School District:** Denver 1

**Elementary:** Steele

**Junior High:** Merrill

**Senior High:** South

**Seller Type:** Builder

**County:** Denver

**City:** Denver

**Zip:** 80209

**Year Built:** 2011

**Builder:** COUNSEL DEV.

**Model:**

**Lot Size:** 6240

**Acres:**

**Zoned:** R1

**Taxes:** \$2,666

**Unincorporated:**

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	5	3			2
<b>Bathrooms</b>	6	FFF	HH		F
<b>Square Feet</b>	3,531	1,669	1,862		1,706

**Finished Sq Ft Total:** 5,080

**Total Sq Ft:** 5,237

**Date Measured:**

**Basement:** Partial

**Bsmt Finished:** Open

**Bsmt % Finished:** 0

**Master Bedroom:** 14x19      Upper

**Living Room:**

**Water:**

**Family Room:** 20x19      Main

**Dining Room:** 15x13

**Sewer:**

**Study / Den:** 13x14      Main

**Kitchen:** 17x14

**Laundry Loc:**

**Heat:** Gas, Forced Air

**# of Fireplaces:** 2

**Avg Utilities:**

**Fireplace Loc:** Family Room, Master Bedroom

**Subfloor:**

**Description:** Air Condition-Central, Double Pane Windows, Double Oven, Disposal, Dishwasher, Eating Space/Kitchen, Formal Dining, Five Piece Bath, Garage Door Opener, Great Room, Kitchen Island, Master Bathroom, Microwave Oven, New Home, Newer Paint, Refrigerator, Wood Floors, Walk-In Closets

**Public Remarks:** BUILD YOUR CUSTOM DREAM HOME ON THIS LOT, CUSTOMIZE YOURSELF OR USE THE DESIGNERS ALREADY PICKED EXQUISITE FINISHES, ON A BLOCK OF TUDORS, PLAN INCLUDES INDOOR/OUTDOOR SPACE PERGOLA, OPEN FLR PLAN, SKYLIGHT, AMAZING! 8-9 MONTH BUILD TIME

**Broker Remarks:** DRIVE BY ONLY. PLEASE DO NOT DISTURB TENANTS - CALL LISTER FOR DETAILS-

**Directions:** FROM CHERRY CREEK- UNIVERSITY SOUTH TO ALAMEDA AND GO WEST TO RACE STREET AND GO SOUTH TO PROPERTY

**Loan Balance:**

**Terms:** Conventional, Cash

**Additional Terms:**

**Buyers Agency:** 2.80

**Prospect Reservation:** Yes

**Listor Phone:** 303-435-0879

**Trans Broker:** 2.80

**Limited Service:** No

**Office Phone:** 303-399-2566

**Variable Commissions:** Yes

**Exclusive:** Exclusive Right

**Showing Phone:** 303-933-0900

**Listor:** HEATHER BACON

**Current List Date:** 02/09/09

**Fax:** 303-380-8156

**Listing Office:** MB SIGNATURE CITY PROP LLC

**Original List date:** 02/09/09

**Email:** HEATHER@SIGNATURECITY.COM

**Office ID:** MBD11

**URL:** WWW.SIGNATURECITY.COM

**Legal:** L 27 & 28 BLK 5 BROADWAY HEIGHTS 2ND FLG

**Exclusions:** NONE

**Earnest Check To:** LAND TITLE

**Minimum Earnest:** \$100,000

**Possession:** UPON COMPLETION OF HOME