



**Address:** 1084 S Williams St **Property Type:** Residential **List:** \$1,400,000  
**Listing #:** 1019209 **Status:** Active **PSF:** \$399.77 **Fin PSF:** \$277.17

**Status Conditions:** Accepting Offers

**Approval Conditions:** N/A

**Area:** DSE Denver Southeast

**Type:** Detached Single Family

**Style:** Two Story

**Faces:** West

**NS Direction:** South **#:** 1084

**EW Direction:** East **#:** 1800

**Map / Section:** 315 A

**HOA Name:**

**HOA Phone:**

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

**Multiple HOAs:**

**HOA Includes:**

**PIN:** 680414423011000

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

**Architecture:** Traditional

**Construction:** 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:** 6300

**Acres:** .14

**Zoned:** R1

**Taxes:** \$2,727

**Unincorporated:**

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	5	3			2
<b>Bathrooms</b>	6	FFF	HH		F
<b>Square Feet</b>	3,502	1,640	1,862		1,706

**Finished Sq Ft Total:** 5,051

**Total Sq Ft:** 5,208

**Date Measured:**

**Basement:** Partial

**Bsmt Finished:** Open

**Bsmt % Finished:** 0

**Master Bedroom:** 14x19 Upper  
**Family Room:** 20x19 Main  
**Study / Den:** 13x14 Main  
**Laundry Loc:** Basement  
**# of Fireplaces:** 3  
**Fireplace Loc:** Family Room, Master Bedroom

**Living Room:**  
**Dining Room:** 15x13  
**Kitchen:** 17x14  
**Heat:** Gas, Forced Air  
**Avg Utilities:**  
**Subfloor:** Slab

**Water:** Public  
**Sewer:** Public

**Description:** Air Condition-Central, Double Pane Windows, Double Oven, Dishwasher, Eating Space/Kitchen, Formal Dining, Five Piece Bath, Kitchen Island, Master Bathroom, Microwave Oven, Master Suite, New Home, Newer Paint, Skylights, Wood Floors, Walk-In Closets

**Public Remarks:** BUILD YOUR DREAM HOME ON ONE OF THE PREMIER LOTS IN WASH PARK! OR USE BUILDERS PLANS WITH A LG OPENFLR PLAN, INDOOR/OUTDOOR LIVING SPACE W/COVERED PERGULA, WHY BUY USED WHEN YOU CAN BUILD NEW! 8-9 MONTH BUILD TIME! THIS IS A SPECTACULAR LOT & BLOCK!

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

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

**Loan Balance:** **Terms:** Conventional, Cash  
**Buyers Agency:** 2.80 **Prospect Reservation:** Yes  
**Trans Broker:** 2.80 **Limited Service:** No  
**Variable Commissions:** No  
**Listor:** HEATHER BACON **Exclusive:** Exclusive Right  
**Listing Office:** MB SIGNATURE CITY PROP LLC **Current List Date:** 02/09/09  
**Office ID:** MBD11 **Original List date:** 02/09/09

**Additional Terms:**  
**Listor Phone:** 303-435-0879  
**Office Phone:** 303-399-2566  
**Showing Phone:** 303-933-0900  
**Fax:** 303-380-8156  
**Email:** HEATHER@SIGNATURECITY.COM  
**URL:** WWW.SIGNATURECITY.COM

**Legal:** L 21 & 22 BLK 14 MYRTLE HILL

**Exclusions:** NONE

**Earnest Check To:** LAND TITLE

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

**Possession:** UPON DELIVERY OF DEED

