



Address: 264 HARRISON St
Listing #: 873974
Property Type: Residential
Status: Active
Backup/First:
List: \$350,000
PSF: \$212.12
Fin PSF: \$212.12
Area: DSE Denver Southeast
Type: Attached Single Family (Duplex, Triplex)
Style: Three Story
Faces: West
NS Direction: North #: 264
EW Direction: East #: 3900
Map / Section: 285 U
HOA Name:
HOA Phone:
HOA Quoted: , None
Multiple HOAs:
HOA Includes:
PIN: 680412117023000
Sub Area: CHERRY CREEK NORTH
Architecture: Contemporary
Construction: Stucco
Roofing Material: Composition Shingles
Car Storage: Garage, Attached
Car Spaces: 2
School District: Denver Public Schools
Elementary: Steck
Junior High: Hill
Senior High: George Washington
County: Denver
City: Denver
Zip: 80206
Year Built: 1984
Builder:
Model: ROW HOME
Lot Size: 2110
Acres:
Zoned: R2A
Taxes: \$1,348
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2	1		1	
Bathrooms	2	F		F	
Square Feet	1,650				
Finished Sq Ft Total:	1,650	Total Sq Ft: 1,650		Date Measured:	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom: 17x13	Upper	Living Room:		Water: Public	
Family Room: 18x18	Main	Dining Room: 16x10		Sewer: Public	
Study / Den:		Kitchen: 14x10			
Laundry Loc: Main		Heat: Gas, Baseboard			
# of Fireplaces: 1		Avg Utilities:			
Fireplace Loc: Family Room		Subfloor:			

Description: Air Condition-Central, Balcony, Dryer, Disposal, Dishwasher, Eating Space/Kitchen, Formal Dining, Fence, Great Room, Master Bathroom, Microwave Oven, Master Suite, Patio, Quick Possession, Refrigerator, Two Master Bdrm, Vaulted Ceiling, Washer, Window Coverings, Wood Floors, Walk-In Closets, Wood Stove

Public Remarks: FABULOUS ROW HOME IN CCN, LIVES LIKE A SINGLE FAM HME! DRAMATIC FLR TO CEILING WINDOWS IN LARGE FAM RM W/ VAULTED CEILING & WD BURING FP. SPACIOUS KIT W/ WEST FACING BALCONY. HARDWOODS, DUAL MASTER SUITES & AMAZING PRIVATE BACKYARD! NO HOA! JUST MOVE RIGHT

Broker Remarks: WALK TO CHERRY CREEK SHOPS & RESTAURANTS! GRT LOCATION! CONTEMPORARY OPEN FLR PLAN!

Directions: COLORADO BLVD TO 1ST GO WEST 1 BLOCK TO HARRISON AND NORTH TO PROPERTY

Loan Balance:	Terms: Conventional, FHA, 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: No	Entry Only: No	Showing Phone: 303-933-0900
Listor: Heather Bacon	Exclusive: Exclusive Right	Fax: 303-380-8156
Listing Office: MB SIGNATURE CITY PROP LLC	Current List Date: 02/08/10	Email: HEATHER@SIGNATURECITY.COM
Office ID: MBD11	Original List date: 11/05/09	URL: WWW.SIGNATURECITY.COM

Legal: S 23.33FT OF THE N 44.99FT OF L 4 BLK 49 HARMANS SUB

Exclusions: SELLERS PERSONAL PROPERTY

Earnest Check To: LAND TITLE **Minimum Earnest:** \$5,000

Possesion: At DELIVERY OF DEED

