



Address: 1212 S EMERSON REAR HOUSE **Property Type:** Residential **List:** \$245,000
Listing #: 966548 **Status:** Active **PSF:** \$222.12 **Fin PSF:** \$222.12

Status Conditions:

Approval Conditions:

Area: DSE Denver Southeast
Type: Detached Single Family
Style: Story and 1/2

Faces:

NS Direction: South #: 1212
EW Direction: East #: 900
Map / Section: 314 H

HOA Name:

HOA Phone:
HOA Quoted: \$0, None

Multiple HOAs:

HOA Includes:

PIN: 0
Sub Area: WASHINGTON PARK, PLATT
Architecture: Bungalow
Construction: Frame/Brick
Roofing Material: Composition Shingles
Car Storage: Carport, Attached
Car Spaces: 1
School District: Denver Public Schools
Elementary: Steele
Junior High: Merrill
Senior High: South

Seller Type:

County: Denver
City: Denver
Zip: 80210
Year Built: 1896
Builder:
Model:
Lot Size: 1940
Acres:
Zoned: R1
Taxes: \$1,407
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2	2			
Bathrooms	1		T		
Square Feet	1,103				
Finished Sq Ft Total:	1,103	Total Sq Ft: 1,103		Date Measured:	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom: 14x13	Upper	Living Room: 13x12		Water: Public	
Family Room:	Main	Dining Room: 13x11		Sewer: Public	
Study / Den:		Kitchen: 11x11			
Laundry Loc: Main		Heat: Gas, Forced Air			
# of Fireplaces: 1		Avg Utilities:			
Fireplace Loc: Living Room		Subfloor:			

Description: Ceiling Fan, Carriage House, Deck, Dryer, Disposal, Dishwasher, Evap Cooler (swamp), Fence, Garden Area, Patio, Quick Possession, Refrigerator, Remodeled, Skylights, Sprinkler, Stove/Range/Oven, Washer, Window Coverings, Wood Floors

Public Remarks: UNIQUE HIP ALLEY HSE JUST BLKS FRM WASH PK, LIGHT RAIL & S PEARL ST SHOPS! HRDWD FLRS UPDATED KIT W/ MAPLE CABS, SS APPLS & SLAB GRANITE. UPDATED BATH W/ SLATE & GRANITE & DUAL SHOWERHEADS. CUTE PATIO & PRIVATE BACKYARD! A MUST SEE! PIN # 68042320802500

Broker Remarks: THIS IS AN ALLEY HOUSE- PLEASE PARK ON ARIZONA AND WALK DOWN ALLEY TO 2ND HOUSE

Directions: PLEASE PARK ON ARIZONA JUST OFF OF EMERSON AND WALK DOWN ALLEY TO HOME

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: 07/15/10	Email: HEATHER@SIGNATURECITY.COM
Office ID: MBD11	Original List date: 07/15/10	URL: WWW.SIGNATURECITY.COM

Legal: LTS 3 & 4 EXC W 86FT BLK 15 STEBBINS HEIGHTS

Exclusions: SELLERS PERSONAL PROPERTY

Earnest Check To: LAND TITLE

Minimum Earnest: \$3,000

Possession: 48 HOURS AFTER DELIVERY OF DEED

