



Address: 25 Ash St	Property Type: Residential	List: \$2,400,000
Listing #: 852688	Status: Active	PSF: \$460.48
	Backup/First:	Fin PSF: \$431.42
Area: DSE Denver Southeast	PIN: 670407307013000	County: Denver
Type: Detached Single Family	Sub Area: HILLTOP	City: Denver
Style: Two Story	Architecture:	Zip: 80220
Faces: East	Construction: Brick	Year Built: 2008
NS Direction: North #: 25	Roofing Material: Cement Shake	Builder: COUNSEL DEV
EW Direction: East #: 4100	Car Storage: Garage,Attached,Oversized	Model: TUDOR
Map / Section: 285 U	Car Spaces: 3	Lot Size: 11900
HOA Name:	School District: Denver Public Schools	Acres: .27
HOA Phone:	Elementary: Steck	Zoned: RO
HOA Quoted: \$0, None	Junior High: Hill	Taxes: \$5,301
Multiple HOAs: No	Senior High: George Washington	Unincorporated:
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3	1		
Bathrooms	6		FFF	HHF	
Square Feet	5,212	2,252	2,960		2,800
Finished Sq Ft Total:	5,563	Total Sq Ft: 8,012		Date Measured:	
Basement: Partial, Walk-Out		Bsmt Finished:		Bsmt % Finished: 0	
Master Bedroom: 18x14	Upper	Living Room: 17x14		Water: Public	
Family Room: 27x19	Main	Dining Room: 17x13		Sewer: Public	
Study / Den: 14x18	Main	Kitchen: 26x15			
Laundry Loc: Upper		Heat: Gas, Forced Air			
# of Fireplaces: 4		Avg Utilities:			
Fireplace Loc: Family Room,Master Bedroom		Subfloor: Slab			

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

Public Remarks: BREATHTAKING CUSTOM TUDOR RENOVATION IN HILLTOP LG PRIVATE LOT W/BONUS SIDE YARD & 56 FT DECK; GOURMET KITCHEN W/48' 8 BURNER OVEN, COPPER HOOD & LG ISLAND W/SEATING; BUTLER'S PNTRY W/ ADDTL RM FOR 2ND MW,FR&DW ENCHANTING MSTR SUITE;SPECTACULAR FINISHES!

Broker Remarks: A TRUE CLASSIC; SHOW AND SELL!24 HR SHOWING NOTICE, APPT ONLY

Directions: COLORADO BLVD TO 1ST AVE GO EAST A FEW BLOCKS TO ASH STREET 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: 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: 04/23/09	Email: HEATHER@SIGNATURECITY.COM
Office ID: MBD11	Original List date: 04/23/09	URL: WWW.SIGNATURECITY.COM

Legal: L 7 EXC THE REAR 6FT TO CITY BLK 51 THE EA STERN CAPITOL HILL SUB

Exclusions: TENANTS PERSONAL PROPERTY

Earnest Check To: LAND TITLE

Possession: UPON DELIVERY OF DEED

Minimum Earnest: \$100,000

