

CHARMING HISTORIC VICTORIAN

1424 Marion Street, Denver \$425,000

Broker Open House
Wednesday, May 10 12—2 p.m.
Light Lunch Provided



This charming, updated, historic two-story Victorian with beautiful, natural wood windows, floors and staircases was originally a headmaster's home and is minutes away from downtown and Cherry Creek shopping and dining. Enjoy stunning city views from the spacious patio off the master bedroom. The upper level has three bedrooms, two bathrooms and a laundry area. The ground floor features a living room, dining area, powder room and remodeled kitchen with granite counters and slate floors. The large front yard is filled with lovely perennials. Upgrades include central air conditioning, forced-air heat, security system, sprinklers and an oversized, attached two-car garage.

-  3 Bedrooms
-  2.5 Bathrooms
-  Granite Counters/Slate Floors in Kitchen
-  Natural Wood Windows/Floors
-  Two Car Attached Garage
-  Second Story Laundry Area
-  Huge Patio off Master
-  Coved Ceilings in Master
-  Built in 1894
-  Finished Sq. Ft. 2174
-  Lot Size 4010
-  Living Room 17.5' x 13'
-  Dining Room 13' x 11.5'
-  Kitchen 11.5' x 11.5'
-  Master Bedroom 17' x 12.5'
-  Bedroom #2 9' x 11'
-  Bedroom #3 11' x 12.5'
-  Study/mudroom 19' x 4'
-  Central Air Conditioning



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