



Single Family



1728 SQFT



3 Beds



2 Baths



1 Car



0.16 Acre



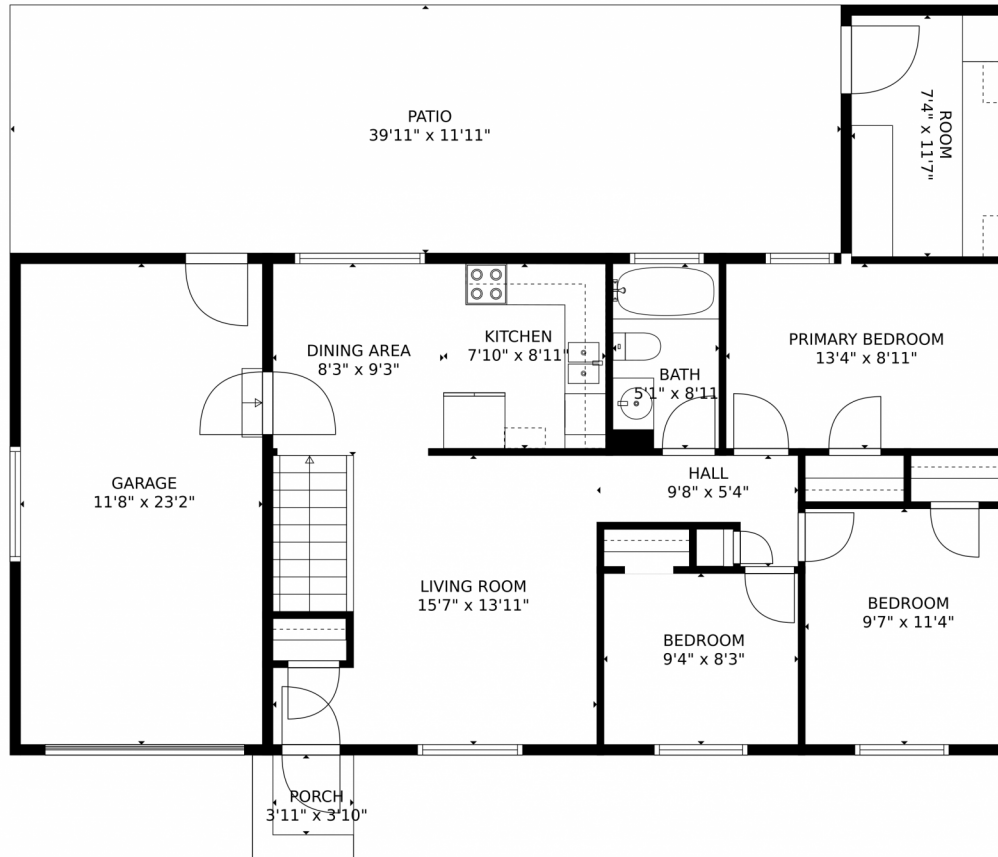
**Kelly Dolph**  
303-912-0937  
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details



# 3605 Magnolia Street, Evans, CO 80620 – Main Level



**TOTAL: 1379 sq. ft**  
Below Ground: 564 sq. ft, FLOOR 2: 815 sq. ft  
EXCLUDED AREAS: HALL: 20 sq. ft, UTILITY: 228 sq. ft, GARAGE: 269 sq. ft,  
ROOM: 85 sq. ft, PORCH: 24 sq. ft, PATIO: 477 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



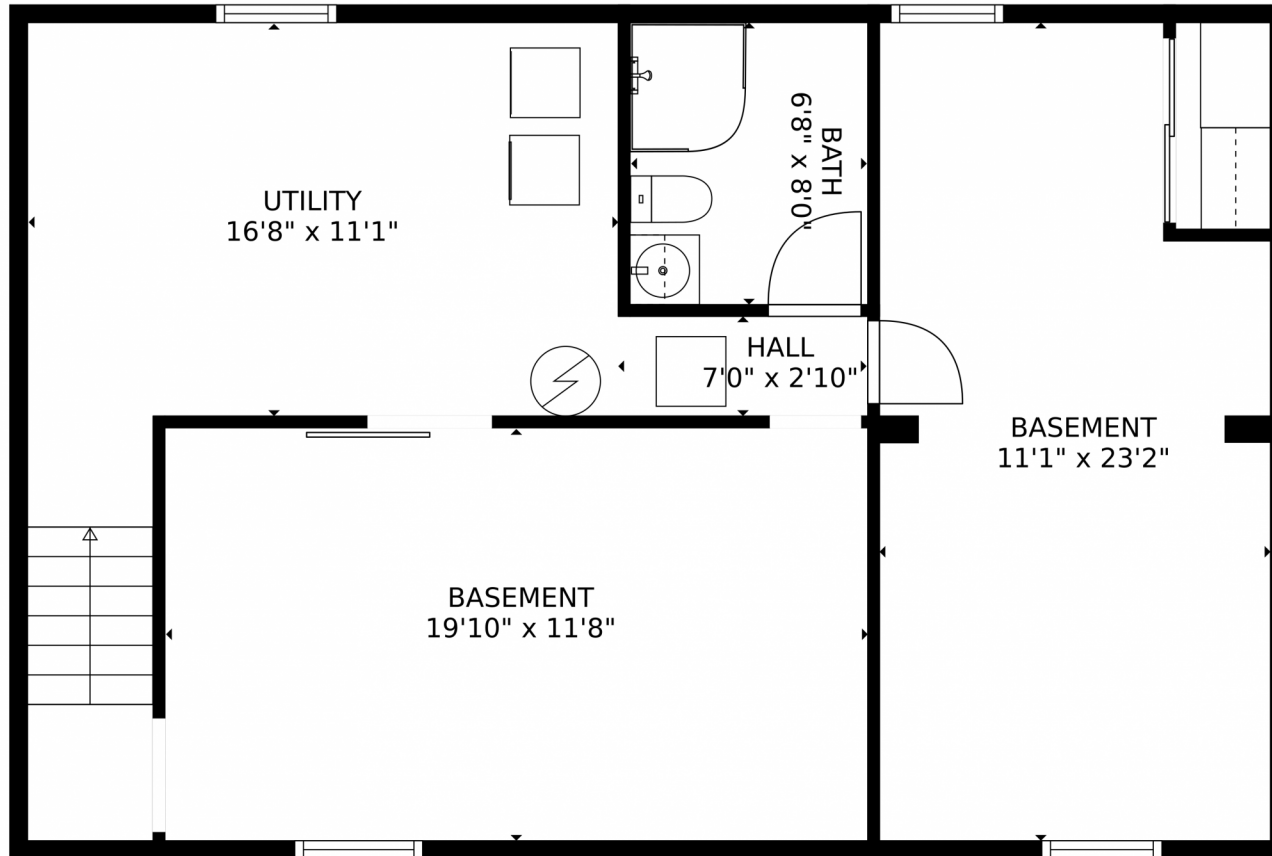
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3605 Magnolia Street, Evans, CO 80620 – Basement



**TOTAL: 1379 sq. ft**  
Below Ground: 564 sq. ft, FLOOR 2: 815 sq. ft  
EXCLUDED AREAS: HALL: 20 sq. ft, UTILITY: 228 sq. ft, GARAGE: 269 sq. ft,  
ROOM: 85 sq. ft, PORCH: 24 sq. ft, PATIO: 477 sq. ft  
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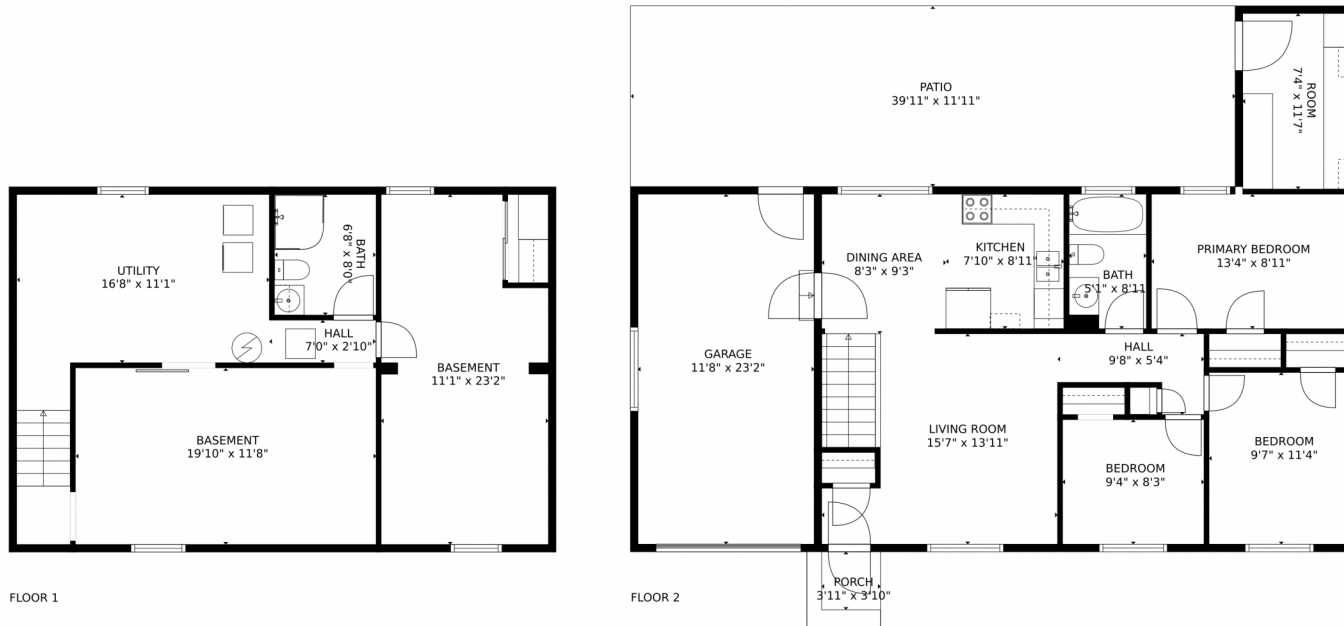
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# 3605 Magnolia Street, Evans, CO 80620 – All Floors



FLOOR 1

FLOOR 2

**TOTAL: 1379 sq. ft**  
Below Ground: 564 sq. ft, FLOOR 2: 815 sq. ft  
EXCLUDED AREAS: HALL: 20 sq. ft, UTILITY: 228 sq. ft, GARAGE: 269 sq. ft,  
ROOM: 85 sq. ft, PORCH: 24 sq. ft, PATIO: 477 sq. ft  
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