Classic Charm and Modern Potential Home

🏠 Single Family   📏 2184 SQFT   🛏 4 Beds   🛁 2 Baths   🏚 1 Car   ⤢ 0.3 Acre

PROPERTY DETAILS

This ranch-style home in Nob Hill presents a unique opportunity for those seeking a blend of classic charm and modern potential. With 4 bedrooms, 2 bathrooms, and a 1-car garage, this property offers ample space for comfortable living. The kitchen has eat-in space, with a newer refrigerator. The home has been lovingly maintained by the same owners for over 50 years, adding to its character and appeal. The oversized window in the living room provides abundant natural light, creating a bright and inviting atmosphere. The full-size basement with a non-conforming bedroom and open floor plan allows for flexibility in designing your own layout to suit your needs. There is an old-fashioned built-in bar, along with a work bench and built-in cabinets in the basement. Additionally, the home features air conditioning, a newer furnace, and water heater for added comfort and convenience. The Sewer line was completely replaced in May 2021, and the carpet in the living room and basement was replaced in 2021. The private, fenced backyard with mature trees, covered patio, and ample space offers the potential to create your dream outdoor retreat, whether it be a fire pit, garden, or hot tub. Located near Colorado Blvd and Arapahoe Road, this home provides easy access to top-rated schools, parks, scenic walking trails, and major transportation routes. Furthermore, with Centennial recently approving ADUs for additional dwelling units and being situated in a neighborhood that supports higher property values, this home presents a fantastic "sweat equity" opportunity for those looking to add their personal touches and enhance its value. The Seller is willing to leave furniture in the home if wanted by buyers. Don't miss out on the chance to make this beloved house your new home. Property has NO HOA and is being sold "As Is."

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