



201 West Polk Street  
Colorado Springs, CO 80907  
COMMUNITY: Roswell

MLS # 3546925  
PRICE \$412,000

## Turn of The Century Gem



Single Family



1402 SQFT



1 Baths



1 Car



0.13 Acre

## PROPERTY DETAILS

This home is a true gem, located at the corner of Wood Avenue and Polk Street in the historic Roswell area of the Old North End. Come enjoy the curb appeal this home affords with mature trees, a fully fenced yard, and a covered front porch. There is also a large side yard, perfect for a play area or a sports court. Built in 1914, this home has had many recent updates, including vinyl siding, vinyl windows, composite roof shingles, a wood deck and a landscaped yard with both sprinkler and drip systems. Lovely lilac bushes, iris, peonies, myrtle and many other perennial plants complement the lush grass areas. Step inside and enjoy the original, handsome hardwood floors and trim. Attention to detail is evident throughout. The main floor consists of a living room, dining room, full bathroom, laundry area and an eat-in kitchen. The whimsical black and white kitchen is a cook's delight with an Elmira cast iron stove, glass front upper cabinets, butcher block island, and a built-in eating nook with above-storage shelving. Located off the kitchen, there is a handy mudroom with access to the basement, outdoors, and storage garage. Upstairs, there are three generous bedrooms with energy efficient vinyl windows. The lot is zoned R2 so you can add a new garage with additional living space if you wish. The neighborhood is centrally located and close to the park, trail system, interstate, coffee shops, restaurants, schools, and Penrose Hospital. Come visit -- this property has been lovingly cared for over the years and is now looking for someone who will appreciate its attributes, character and charm.



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