



1011 South Valentia Street  
Denver, CO 80247  
**COMMUNITY:** Lighthouse Villas

MLS # 5827173  
PRICE \$738

Spectacular large 5 Bedroom home on one of the largest lots in gaLighthouse Villas



Single Family



3643 SQFT



5 Beds



3/1 Baths



2 Car



0.15 Acre

## PROPERTY DETAILS

Enjoy a 2-1 Buydown at no cost when financing with Brian Manning Team at Cross Country Mortgage, reducing your mortgage rate for the first two years! This spacious 5-bedroom home in Lighthouse Villas sits on one of the largest premier lots. It's located near a small park-like green space. While the home has been updated, the kitchen awaits your personal touch. It features an eating space that opens to a large great room and formal dining area. A beautiful loft can serve as an office or retreat. The basement includes a family/media room, storage, two bedrooms, and a full bath. The private backyard boasts a retractable awning. Enjoy the clubhouse, pool, and spa in this gated community, close to Highline Canal and Lowry shopping. Lighthouse Villas is a hidden luxury gem!



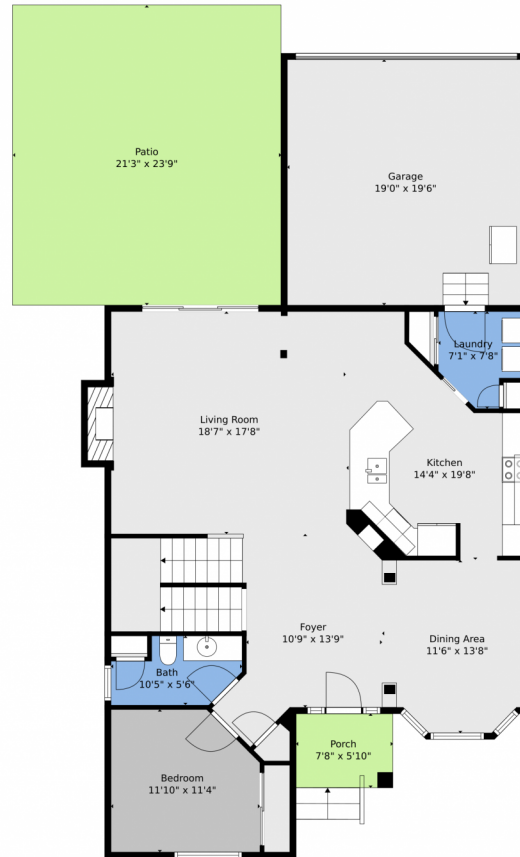
Ron Thorne  
303-880-8984  
ron@thornehomes.com  
<http://www.viewdenverhomes.com>



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# 1011 South Valentia Street, Denver, CO 80247 — Main



**TOTAL: 3196 sq. ft**

BELOW GROUND: 904 sq. ft, FLOOR 2: 1217 sq. ft, FLOOR 3: 1075 sq. ft  
EXCLUDED AREAS: UTILITY: 255 sq. ft, PORCH: 45 sq. ft, PATIO: 507 sq. ft,  
GARAGE: 370 sq. ft, FIREPLACE: 13 sq. ft, OPEN TO BELOW: 389 sq. ft,  
WALLS: 272 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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



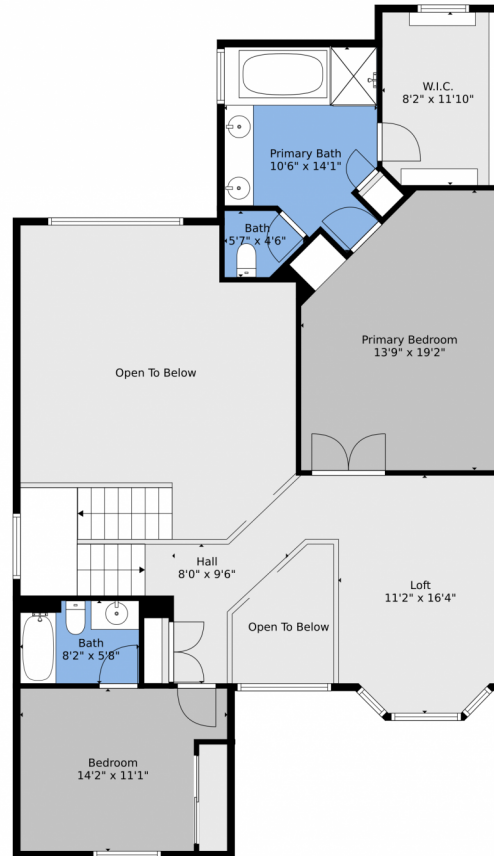
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## 1011 South Valentia Street, Denver, CO 80247 — 2nd Level



**TOTAL: 3196 sq. ft**

BELOW GROUND: 904 sq. ft, FLOOR 2: 1217 sq. ft, FLOOR 3: 1075 sq. ft  
EXCLUDED AREAS: UTILITY: 255 sq. ft, PORCH: 45 sq. ft, PATIO: 507 sq. ft,  
GARAGE: 370 sq. ft, FIREPLACE: 13 sq. ft, OPEN TO BELOW: 389 sq. ft,  
WALLS: 272 sq. ft

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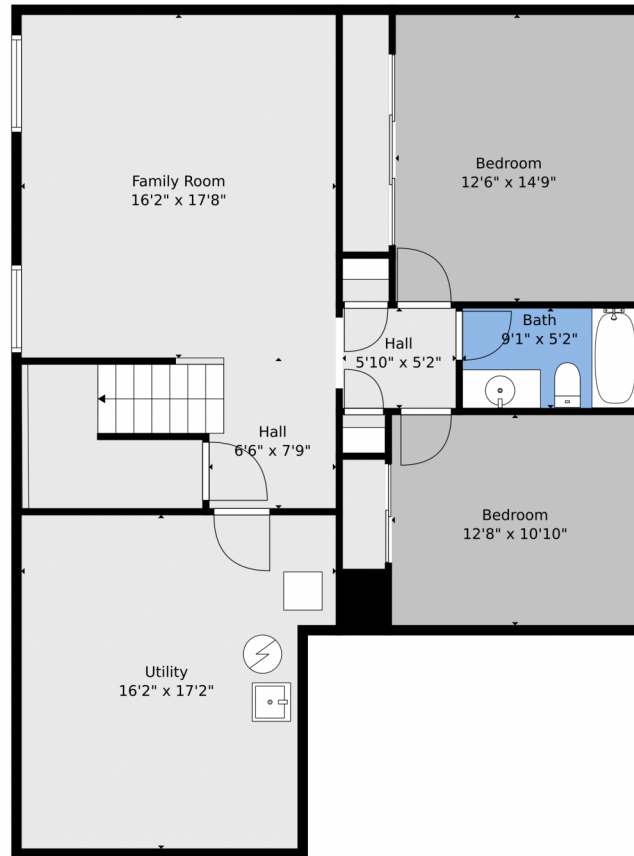


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## 1011 South Valentia Street, Denver, CO 80247 — Lower Level



**TOTAL: 3196 sq. ft**  
BELOW GROUND: 904 sq. ft, FLOOR 2: 1217 sq. ft, FLOOR 3: 1075 sq. ft  
EXCLUDED AREAS: UTILITY: 255 sq. ft, PORCH: 45 sq. ft, PATIO: 507 sq. ft,  
GARAGE: 370 sq. ft, FIREPLACE: 13 sq. ft, OPEN TO BELOW: 389 sq. ft,  
WALLS: 272 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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# 1011 South Valentia Street, Denver, CO 80247 — All Levels



**TOTAL: 3196 sq. ft**  
 BELOW GROUND: 904 sq. ft, FLOOR 2: 1217 sq. ft, FLOOR 3: 1075 sq. ft  
 EXCLUDED AREAS: UTILITY: 255 sq. ft, PORCH: 45 sq. ft, PATIO: 507 sq. ft,  
 GARAGE: 370 sq. ft, FIREPLACE: 13 sq. ft, OPEN TO BELOW: 389 sq. ft,  
 WALLS: 272 sq. ft

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