



**Address:**1931 IVANHOE STREET  
**Listing #:**568447

**Property Type:**RESIDENTIAL  
**Status:****SOLD**  
**Backup/First:**

**Price:****\$523,000**  
**PSF:**\$224.92  
**Fin PSF:**\$224.92

**Area:**DENVER NORTHEAST  
**Type:**DETACH SINGL FAM  
**Style:**TWO STORY  
**Faces:**EAST  
**NS Direction:**NORTH #:1931  
**EW Direction:**EAST #:5700  
**Map/Section:**286 - E  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Parcel ID#:**670332308012000  
**Sub Area:**PARK HILL  
**Architecture:**TRADITIONAL  
**Construction:**BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**GARAGE,DETACHED  
**Car Spaces:**2  
**School District:**  
**Elementary:**6370,PARK HILL K-8  
**Jr High/Middle:**6880,SMILEY  
**Sr High:**6910,EAST

**County:**DENVER  
**City:**DENVER  
**Zip:**80220  
**Year Built:**1925  
**Builder:**  
**Model:**  
**Lot Size:**5850  
**Acres:**0.00  
**Zoned:**RO  
**Unincorporated:**  
**Taxes:**2,960  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3	2	1		
Baths	3	FT	T		
! Square Feet	2303		2303		1224
Finished Sq Ft Total:	2303	Total Sq Ft:3527		Date Measured:01-JUN-2007	
Basement:FULL		Bsmt Finished:PARTIALLY		%Bsmt Finished:50	
Master Bedroom:		Living Room:		Water:	PUBLIC
Family Room:		Dining Room:		Sewer:	PUBLIC
Study/Den:		Kitchen:			
Laundry Loc: UPPER LEVEL		Heat: GAS,FORCED AIR			
# Of Fireplaces: 2		Average Utility:\$ 247			
Fireplace Loc: LIVING ROOM,FAMILY ROOM		Subfloor:			

**Description:** AIR COND-CENTRAL,CABLE INSTALLED,COOK TOP,DBL PANE WINDOWS, DRYER,DISPOSAL,DISHWASHER,EATING SPACE/KIT, FORMAL DINING,FIVE PIECE BATH,GAS LOGS,KITCHEN ISLAND, LANDSCAPED PROF, MASTER BATHROOM, MICROWAVE OVEN, MASTER SUITE, NEWER CARPET, NEWER PAINT, PATIO, QUICK POSSESSION, REFRIGERATOR, REMODELED, SMOKE ALARM, SELF-CLEANING OV, SMOKE FREE, SPRINKLER, VAULTED CEILING, WASHER, WINDOW COVERINGS, WOOD FLOORS, WALK-IN CLOSETS, WALL/WALL CARPET

**! Public Remarks:** TOTALLY REMODELED TWO STORY HOME LOCATED ON ONE OF THE BEST BLOCKS IN PARK HILL, NEW KITCHEN, BUILT-IN APPLIANCES, MAPLE CABINET NEW FURNACE & AC, FIVE PIECE MASTER BATH, STEAM SHOWER, VAULTED CEILING, SKY LIGHTS, PROFESSIONAL LANDSCAPED, HARDWOOD FLOORS!!!

**Broker Remarks:**

**Directions:**TAKE MONTVIEW TO IVANHOE TO PROPERTY.

**Buyers Agency:**2.80

**Trans Broker:**2.80

**Variable Commission:**NO

**Listor:**JORGEN CHRISTIANSEN

**Listing Office:**URBAN REALTY LLC

**Office ID:**URB01

**Prospect Reservation:**YES

**Limited Service:**NO

**Entry Only:**NO

**Exclusive:**EXCLUSIVE RIGHT

**Current List Date:**07-JUN-2007

**Original List Date:**07-JUN-2007

**Listor Phone:**303-915-1600

**Office Phone:**303-534-4200

**Showing Phone:**303-399-9930

**Fax:**303-534-9925

**Email:**JORGEN@LODOLOFTS.COM

**URL:**WWW.LODOLOFTS.COM

**Exclusions:**LIGHT FIXTURE IN ENTRYWAYNONE

**Earnest Check To:**LAND TITLE CO

**Minimum Earnest:**\$15000

**Sold Price:**\$518,000

**Sold Interest Rate:**0.00

**Sold Terms:**CONVENTIONAL

**Sold Date:**08-FEB-2008

**Sold Loan Amt:**\$

**Sold ID:**09697

**Seller DP Assist:**\$0

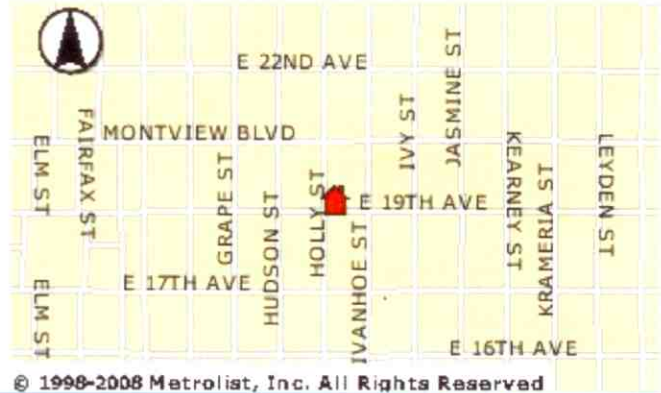
**Current DOM:**219

**Concession Type:**NONE

**Concession Amt:**\$0

**Total DOM:**219





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**Address:**1920 HOLLY STREET  
**Listing #:**606337

**Property Type:**RESIDENTIAL  
**Status:****SOLD**  
**Backup/First:**

**Price:**\$1,249,000  
**PSF:**\$318.61  
**Fin PSF:**\$211.15

**Area:**DENVER NORTHEAST  
**Type:**DETACH SINGL FAM  
**Style:**TWO STORY  
**Faces:**WEST  
**NS Direction:**NORTH #:1920  
**EW Direction:**EAST #:5600  
**Map/Section:**286 - E  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Parcel ID#:**670332308007000  
**Sub Area:**PARK HILL/PARKHILL  
**Architecture:**TRADITIONAL  
**Construction:**STUCCO  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**GARAGE,DETACHED  
**Car Spaces:**3  
**School District:**DENVER  
**Elementary:**6370,PARK HILL K-8  
**Jr High/Middle:**6880,SMILEY  
**Sr High:**6910,EAST

**County:**DENVER  
**City:**DENVER  
**Zip:**80220  
**Year Built:**1923  
**Builder:**  
**Model:**  
**Lot Size:**9000  
**Acres:**  
**Zoned:**RO  
**Unincorporated:**  
**Taxes:**1,647  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	6	3	2		1
<b>Baths</b>	5	F,F	F,H		F
<b>! Square Feet</b>	3578	1600	1978		1821
<b>Finished Sq Ft Total:</b> 5399		<b>Total Sq Ft:</b> 5399		<b>Date Measured:</b> 21-JUN-2006	
<b>Basement:</b> FULL		<b>Bsmt Finished:</b> FULLY		<b>%Bsmt Finished:</b> 100	
<b>Master Bedroom:</b> 21X19	UPPER LEVEL	<b>Living Room:</b>	21X18	<b>Water:</b>	PUBLIC
<b>Family Room:</b> 14X19	MAIN LEVEL	<b>Dining Room:</b>	13X18	<b>Sewer:</b>	PUBLIC
<b>Study/Den:</b> 13X15	MAIN LEVEL	<b>Kitchen:</b>	13X19		
<b>Laundry Loc:</b> UPPER LEVEL		<b>Heat:</b>	GAS,FORCED AIR		
<b># Of Fireplaces:</b> 4		<b>Average Utility:</b> \$			
<b>Fireplace Loc:</b> LIVING ROOM,FAMILY ROOM		<b>Subfloor:</b>			

**Description:** AIR COND-CENTRAL,AGENT OWNER,DISPOSAL,DECK,DOUBLE OVEN,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FORMAL DINING,GARAGE DR OPENER,JACK & JILL BATH,KITCHEN ISLAND,LANDSCAPED PROF,MASTER BATHROOM,MASTER SUITE,NEWER CARPET,NEWER PAINT, QUICK POSSESSION,REFRIGERATOR,REMODELED,SMOKE ALARM,SPRINKLER,SUN ROOM,STOVE/RANGE/OVEN,WOOD FLOORS,WALK-IN CLOSETS,WALL/WALL CARPET  
**! Public Remarks:**STUNNING RENOVATION EMBRACING GRACIOUS ORIGINAL FEATURES WITH STATE OF THE ART MODERN CONVENIENCES\*HUGE MASTER SUITE KIT/ GREAT ROOM A COOKS DREAM! FOUR FIREPLACES LOVELY OUTDOOR SPACE WONDERFUL BASEMENT MEDIA ROOM\*THREE CAR GARAGE\*LARGE LOT!  
**Broker Remarks:**AGENT OWNER\*TOTAL RENOVATION 2ND FLR ADDTN MUSIC, STUDY & FAMILY RM ON MAIN FLOOR  
**Directions:**8 BLOCKS WEST OF MONACO JUST NORTH OF 17TH

**Buyers Agency:**2.80  
**Trans Broker:**2.80  
**Variable Commission:**NO  
**Listor:**BOB ASPINWALL  
**Listing Office:**PERRY & CO  
**Office ID:**00512

**Prospect Reservation:**  
**Limited Service:**NO  
**Entry Only:**NO  
**Exclusive:**EXCLUSIVE RIGHT  
**Current List Date:**24-AUG-2007  
**Original List Date:**24-AUG-2007

**Listor Phone:**303-525-5858  
**Office Phone:**303-399-7777  
**Showing Phone:**303-399-7777  
**Fax:**303-399-7783  
**Email:**CABA4@QWEST.NET  
**URL:**

**Exclusions:**NONE  
**Earnest Check To:**PERRY & CO  
**Sold Price:**\$1,140,000  
**Sold Loan Amt:**\$225,000  
**Concession Type:**NONE  
**Sold Interest Rate:**  
**Sold ID:**REM50  
**Minimum Earnest:**\$25,000  
**Sold Terms:**CONVENTIONAL  
**Seller DP Assist:**\$0  
**Concession Amt:**\$0  
**Sold Date:**28-FEB-2008  
**Current DOM:**166  
**Total DOM:**166

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**Address:**1808 GAYLORD STREET  
**Listing #:**561935

**Property Type:**RESIDENTIAL  
**Status:****SOLD**  
**Backup/First:**

**Price:****\$499,990**  
**PSF:****\$102.97**  
**Fin PSF:****\$84.59**

**Area:**DENVER NORTHEAST  
**Type:**DETACH SINGL FAM  
**Style:**THREE STORY  
**Faces:**WEST

**Parcel ID#:****680335513038000**  
**Sub Area:**CITY PARK WEST  
**Architecture:**TRADITIONAL  
**Construction:**BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**OFF STREET,DETACHED  
**Car Spaces:**6  
**School District:**DENVER  
**Elementary:****6490,WYMAN**  
**Jr High/Middle:****6840,MOREY**  
**Sr High:****6910,EAST**

**County:**DENVER  
**City:**DENVER  
**Zip:**80206  
**Year Built:**1895  
**Builder:**  
**Model:**  
**Lot Size:**6250  
**Acres:**0.00  
**Zoned:**R4  
**Unincorporated:**  
**Taxes:**1,629  
**Horses:**

**NS Direction:**NORTH #:1800  
**EW Direction:**EAST #:1900  
**Map/Section:**285 - E  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Multiple HOAs:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	5	5			
Baths	3	TF	T		
! Square Feet	4370	2637	1733		1720
Finished Sq Ft Total:	5320	Total Sq Ft:6090		Date Measured:10-JUN-1997	
Basement:FULL		Bsmt Finished:PARTIALLY		%Bsmt Finished:50	
Master Bedroom:	UPPER LEVEL	Living Room:		Water:	PUBLIC
Family Room:	LOWER LEVEL	Dining Room:		Sewer:	PUBLIC
Study/Den:	UPPER LEVEL	Kitchen:		GAS,HOT WATER	
Laundry Loc:	LOWER LEVEL	Heat:			
# Of Fireplaces: 4		Average Utility:\$			
Fireplace Loc:	LIVING ROOM,FAMILY ROOM	Subfloor:			

**Description:** CABLE AVAILABLE,DRYER,FORMAL DINING,FENCE,FIX-UP,HIGH SPEED ACCES,MOTHER-INLAW APT,PARK ADDL OFF ST,PET FREE,QUICK POSSESSION,REFRIGERATOR,SMOKE FREE,STOVE/RANGE/OVEN,WOOD FLOORS,WALL/WALL CARPET

**! Public Remarks:**SPECTACULAR HOME--TRADITIONA W/ORIGINAL WOODWORK & FLOORPLAN. LOTS OF SPACE!! NDS SOME IMPROVEMENT INCLUDING KITCHEN & TLC. BEAUTIFUL SINGLE FAMILY HOME OR GREAT FOR BUSINESS. SEPARATE 3RD FLOOR SETUP GREAT FOR RENTAL. PRICED TO SELL.

**Broker Remarks:**SHOWING DEST 303-573-7469

**Directions:**SEE MAP

**Buyers Agency:**2.80  
**Trans Broker:**2.80  
**Variable Commission:**YES  
**Listor:**JOEL PETERSON  
**Listing Office:**SHOWCASE REAL ESTATE, LLC

**Prospect Reservation:**  
**Limited Service:**NO  
**Entry Only:**NO  
**Exclusive:**EXCLUSIVE RIGHT  
**Current List Date:**28-AUG-2007

**Listor Phone:**303-399-5000  
**Office Phone:**303-399-5000  
**Showing Phone:**303-573-7469  
**Fax:**303-496-1311  
**Email:**JPETERSON@VALUU.COM

**Office ID:**00873

**Original List Date:**01-JUN-2006

**URL:**

**Exclusions:**NONE

**Earnest Check To:**SECURITY TITLE

**Minimum Earnest:**\$5000

**Sold Price:**\$450,000

**Sold Interest Rate:**0.00

**Sold Terms:**CONVENTIONAL

**Sold Date:**06-DEC-2007

**Sold Loan Amt:**\$

**Sold ID:**00514

**Seller DP Assist:**\$0

**Current DOM:**77

**Concession Type:**NONE

**Concession Amt:**\$0

**Total DOM:**530

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