



**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:** 1912 IVANHOE STREET  
**Listing #:** 585104

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

**Price:** \$699,000  
**PSF:** \$264.56  
**Fin PSF:** \$212.99

**Area:** DENVER NORTHEAST  
**Type:** DETACH SINGL FAM  
**Style:** TWO STORY

**Parcel ID#:** 670332307010000  
**Sub Area:** PARK HILL  
**Architecture:**  
**Construction:** OTHER  
**Roofing Material:**  
**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:** 1926  
**Builder:**  
**Model:**  
**Lot Size:** 6100  
**Acres:** 0.14  
**Zoned:** R0  
**Unincorporated:**  
**Taxes:** 3,001  
**Horses:**

**Faces:**  
**NS Direction:** NORTH #:1912  
**EW Direction:** EAST #:5600  
**Map/Section:** 286 - E  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:** 0  
**Fee Quoted:**  
**Fee Includes:** Multiple HOAs:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3	3			
Baths	5	FFF	H		RF
! Square Feet	2627				1400
Finished Sq Ft Total:	3263	Total Sq Ft: 4027		Date Measured:	
Basement:	FULL	Bsmt Finished: PARTIALLY		%Bsmt Finished: 45	
Master Bedroom:		Living Room:		Water:	PUBLIC
Family Room:		Dining Room:		Sewer:	PUBLIC
Study/Den:		Kitchen:			
Laundry Loc:		Heat:		GAS, FORCED AIR	
# Of Fireplaces: 1		Average Utility: \$			
Fireplace Loc: LIVING ROOM		Subfloor:			

**Description:** DISPOSAL, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, GARAGE DR OPENER, KITCHEN ISLAND, MASTER BATHROOM, MICROWAVE OVEN, REFRIGERATOR, REMODELED, STOVE/RANGE/OVEN, TILE FLOOR, UPDATED, WOOD FLOORS

**! Public Remarks:** BEAUTIFULLY RENOVATED PARK HILL HOME SITUATED ON ONE OF THE BEST BLOCKS! NOTHING TO DO ... MOVE RIGHT IN! NEW SEWER LINE\* ROOF AND GUTTERS 2 YEARS OLD\* 2 YEAR OLD FURNACE\* BIG BEAUTIFUL NEW KITCHEN W/FAMILY RM, CHERRY CABS, GRANITE CNTRS\* NEW 2 CAR GAR

**Broker Remarks:** BUYER TO VERIFY ACTUAL TAXES FOR 2007

**Directions:** BETWEEN 19TH AND 20TH ON IVANHOE

**Buyers Agency:** 2.80  
**Trans Broker:** 2.80  
**Variable Commission:** NO  
**Listor:** BARBARA HENDERSON  
**Listing Office:** FULLER TOWNE AND COUNTRY  
**Office ID:** 09697

**Prospect Reservation:**  
**Limited Service:** NO  
**Entry Only:** NO  
**Exclusive:** EXCLUSIVE RIGHT  
**Current List Date:** 13-SEP-2007

**Listor Phone:** 303-349-5422  
**Office Phone:** 303-893-3200  
**Showing Phone:** 303-893-3200  
**Fax:** 720-944-0526  
**Email:** BH100837@AOL.COM  
**URL:** WWW.HENDERSONSELLS.COM

**Exclusions:** WASHER, DRYER, ATTACHED SAFE IN BASEMENT  
**Earnest Check To:** FULLER TOWNE & COUNTRY PROPERTIES (3-5%)  
**Minimum Earnest:** \$

**Sold Price:** \$695,000  
**Sold Interest Rate:** 0.00  
**Sold Loan Amt:** \$  
**Concession Type:** NONE

**Sold Terms:** CONVENTIONAL  
**Seller DP Assist:** \$0  
**Concession Amt:** \$0

**Sold Date:** 30-NOV-2007  
**Current DOM:** 42  
**Total DOM:** 42

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