



**370 N SHERMAN STREET DENVER CO 80203 \$450,000**

THE TEAM OF

**MANDY DOWELL**

*Aussie*

**STYLING, STAGING &  
RENOVATION DESIGN**

Included to Maximize Your \$\$

303-886-5177 • ModernDesignRealty.com

Mandy@ModernDesignRealty.com 

DENVER • BOULDER • WINTER PARK

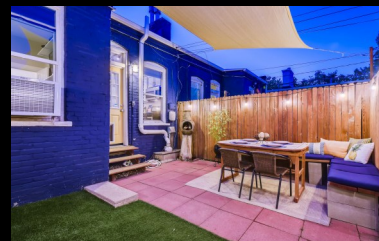






Beautiful, hip, and timeless Denver home with \$35k in recent renovations, just one block away from Cherry Creek Trail! Nestled in-between the Speer and West Wash Park neighborhoods, this property fulfills all of your Denver living dreams. Charming blue exterior with front porch makes it easy to greet neighbors while enjoying a morning cup of coffee. Inside, you'll find a white fireplace, new stainless steel appliances, plenty of storage, fresh paint, and a perfect mix of cozy new carpet and new gorgeous hardwood flooring. Wood accents and original built in storage throughout provide additional character and charm. Large windows and natural light throughout. A recently redone kitchen with timeless subway tile and an updated bathroom adorn this 2 bed / 1 bath, bringing modern convenience to this classic beauty. Outside, you'll find lots of extra storage and space to sit back and enjoy Colorado summer evenings. Top of the line dog-friendly turf installed in the backyard for pet lovers or for low maintenance landscaping. Walking distance to local coffee shops, breweries, restaurants and running paths make it easy to live car-free, but two reserved parking spaces are included!

- 2 Bedroom
- 1 Bathroom
- 2 Car Deeded/Reserved Space
- Total Sq Ft 986
- Taxes \$1900 (2020)
- Built in 1905



**MODERN DESIGN**  
Realty Group, LLC

Visit [www.ModernDesignRealty.com](http://www.ModernDesignRealty.com) to view the virtual tour!