

FISHER REALTY, LLC



Listing Agent: **Harley L Fisher, CRS**
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Sophisticated Elegance

\$535,000

Cherry Creek Schools

Arapahoe County

1901 South Newport St



Well situated near shopping, three parks and bike trails, this totally updated, sophisticated and elegant ranch tucked away on a half acre in one of Denver's most ^{quiet} and friendly neighborhoods is welcoming you to paradise.

City parks and a rec center are within easy walking or biking distance. (We're talking *blocks*.) Love to garden? You've got the room to grow perennials and veggies to your heart's content and create your own botanical Eden. Sound like too much trouble? You can always relax on your 2,000 square foot trex deck and grill a meal for family and friends if the mood strikes you – while everyone relaxes in your hot tub sipping champagne.

An oversized two-car garage with room for multiple chariots, storage *and* a shop are included.

Work at home? How about a large & comfy home office?

Enjoy shopping? Cherry Creek Mall is only 10 minutes away as are groceries, movie theaters and a host of restaurants. Need to get somewhere fast? I-25 and the Light Rail are just minutes away yet you will live in undisturbed tranquility.

It's got the quiet ambience and simple elegance of contemporary living in the perfect location that will make you want to call this home. You *have* to see it. Call Harley now!

Special Features

- Totally remodeled
- Remodeled kitchen & baths
- On-demand, tankless water heater – never run out!
- Central A.C. – 2 units
- Large home office or 4th bedroom
- New windows
- 2,000 sq. ft. trex deck
- Trex fencing
- Hot tub
- Walk-In closets
- Master bedroom suite
- Hardwood Floors
- More than ample storage
- Gorgeous landscaping
- 5 minutes to Grocery Shopping
- 10 minutes - Cherry Creek Mall
- 5 minutes to Post Office
- 5 minutes to Cook Park & Rec Center and bike/jogging trails

Details: **Price: \$535,000** **Home Size: 2,600 sq. ft.** Basement: None Year Built: 1953 & 1993 2008
Real Estate Taxes: \$2,404.04 Average Utilities: \$156/mo Cherry Creek Schools: Eastridge Elementary (11777 E Wesley Av) Prairie Middle School (12600 E Jewell Av) Overland Senior High (12400 E Jewell Av)

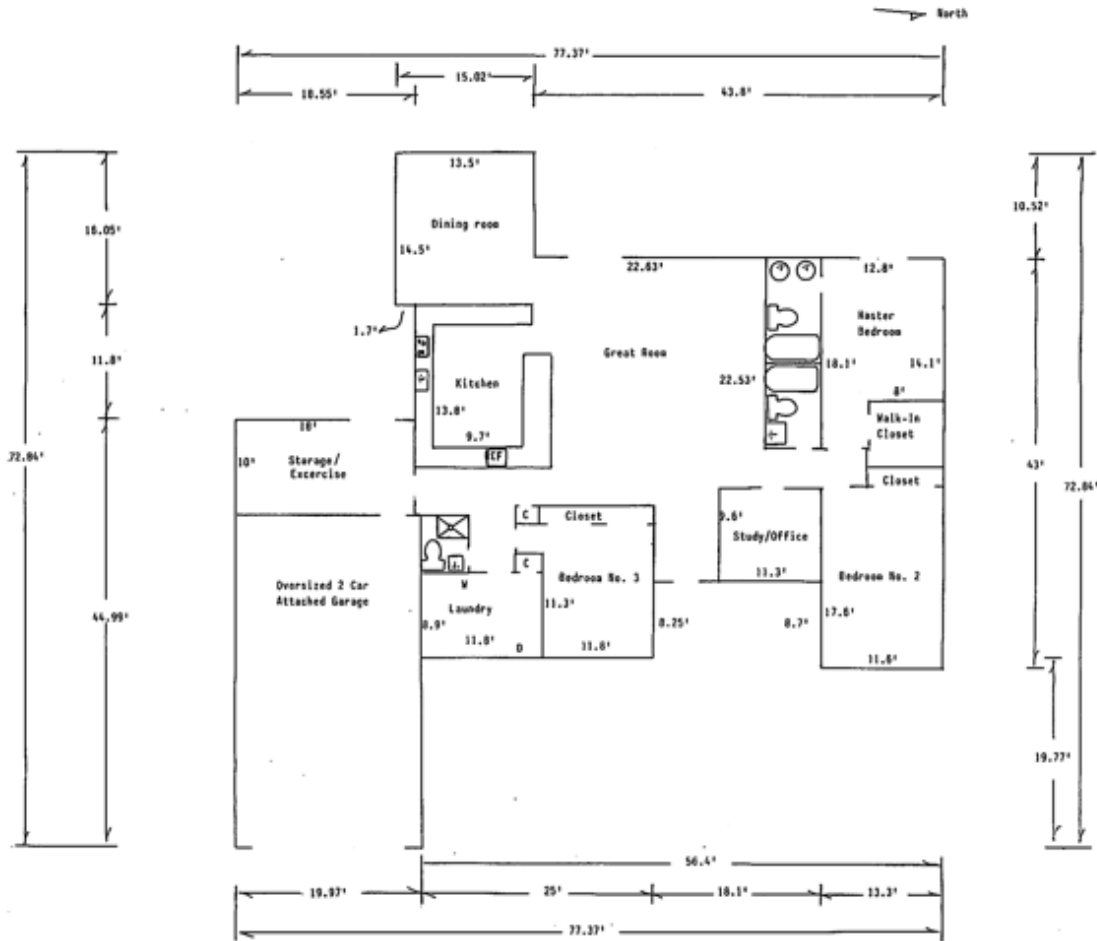
Please See the Reverse Side

Tell Your Friends or Call Now For An Exclusive Appointment!



1901 S. Newport

Arapahoe County



Main Floor: 2,600 Square Feet

Kitchen:	9.7' x 13.8'	Master Bedroom:	12.8' x 18.1'
Dining Room:	13.5' x 14.5'	Bedroom No. 2:	11.6' x 17.6'
Great Room:	22.5' x 22.6'	Bedroom No. 3:	11.3' x 11.8'
Office/Study:	9.6' x 11.3'	Laundry Room:	8.9' x 11.8'
Storage/Exercise:	10' x 18'	Garage:	19.9' x 34.9'

Trex Deck: 2,000 square feet 2 Car Oversized Attached Garage Hot Tub Viking Gas Grill

All information and measurements noted herein are deemed reliable, but not guaranteed. Independent verification is strongly recommended. All information contained herein is presented for purposes of discussion and is subject to change without notice. Square footage is by exterior measurements. Room sizes are by interior measurements.

Not intended to solicit properties currently listed for sale.

CALL NOW FOR AN EXCLUSIVE APPOINTMENT
303-759-8811