



**Address:**2238 JULIAN STREET  
**Listing #:**525928

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

**Price:**\$160,000  
**PSF:**\$79.68  
**Fin PSF:**\$79.68

**Area:**DENVER NORTHWEST  
**Type:**DETACH SINGL FAM  
**Style:**TWO STORY  
**Faces:**WEST  
**NS Direction:**NORTH #:2200  
**EW Direction:**WEST #:3400  
**Map/Section:**283 - C  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Parcel ID#:**680332221002000  
**Sub Area:**WITTER & COFIELDS SUBDIVISION  
**Architecture:**VICTORIAN  
**Construction:**BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**GARAGE,DETACHED  
**Car Spaces:**2  
**School District:**DENVER  
**Elementary:**6060,BROWN  
**Jr High/Middle:**6800,LAKE  
**Sr High:**6960,NORTH

**County:**DENVER  
**City:**DENVER  
**Zip:**80211  
**Year Built:**1890  
**Builder:**  
**Model:**  
**Lot Size:**5170  
**Acres:**0.20  
**Zoned:**RES  
**Unincorporated:**  
**Taxes:**1,400  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3	1		
Baths	2	F	F		
! Square Feet	2008				516
Finished Sq Ft Total:2008					
Basement:PARTIAL					
<b>Master Bedroom:</b>		<b>Living Room:</b>		<b>Water:</b> PUBLIC	
<b>Family Room:</b>		<b>Dining Room:</b>		<b>Sewer:</b> PUBLIC	
<b>Study/Den:</b>		<b>Kitchen:</b>			
<b>Laundry Loc:</b>		<b>Heat:</b> GAS,FORCED AIR			
<b># Of Fireplaces:</b> 1		<b>Average Utility:\$</b>			
<b>Fireplace Loc:</b> LIVING ROOM		<b>Subfloor:</b>			

**Description:**

**! Public Remarks:**BRING THIS VICTORIAN BACK TO IT'S ORIGINAL SPLENDOR!2 STRY VICT. HIGH CEILNGS.LRG KIT KNOTTY PINE STDY\*ORIG FIXTURS WORTH \$6000 STND GLASS WNDW,ORIGINAL WDWRK & FIXTURES. GRT ST APPEAL W/LOTS OF REBLDS\*LATE 1800 WILL LOOK @ ALL OFFERS,NEEDS SOME WORK.

**Broker Remarks:**STRUCTURAL DAMAGE.WRITE OFFER,SHARED WASTE LINE. SOLD AS IS.

**Directions:**CALL REALTOR

**Buyers Agency:**2.80

**Trans Broker:**2.80

**Variable Commission:**NO

**Listor:**GINNY PIERPOINT

**Listing Office:**RE/MAX ALLIANCE -

**Prospect Reservation:**YES

**Limited Service:**NO

**Entry Only:**NO

**Exclusive:**EXCLUSIVE RIGHT

**Current List Date:**12-JUN-2007

**Listor Phone:**720-205-2219

**Office Phone:**303-232-2244

**Showing Phone:**303-232-2244

**Fax:**303-239-8141

**Email:**GINNY.PIERPOINT@HOMESINCOLORADO.COM

**Office ID:**RMW13

**Original List Date:**12-JUN-2007 **URL:**

**Exclusions:**NONE

**Earnest Check To:**RE/MAX ALLIANCE

**Minimum Earnest:**\$3000

**Sold Price:**\$160,000

**Sold Interest Rate:**0.00

**Sold Terms:**CASH

**Sold Date:**17-SEP-2007

**Sold Loan Amt:**\$0

**Sold ID:**MBJ7V

**Seller DP Assist:**\$0

**Current DOM:**85

**Concession Type:**NONE

**Concession Amt:**\$0

**Total DOM:**85



**Address:**2329 KING STREET  
**Listing #:**601386

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

**Price:****\$199,000**  
**PSF:**\$77.65  
**Fin PSF:**\$77.65

**Area:**DENVER NORTHWEST  
**Type:**DETACH SINGL FAM  
**Style:**TWO STORY  
**Faces:**EAST  
**NS Direction:**NORTH #:2329  
**EW Direction:**WEST #:3500  
**Map/Section:**283 - B  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0  
**Fee Quoted:**  
**Fee Includes:**

**Parcel ID#:**680332218014000  
**Sub Area:**WITTER & COFIELDS SUBDIVISION  
**Architecture:**  
**Construction:**FRAME/BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**GARAGE,DETACHED  
**Car Spaces:**2  
**School District:**DENVER  
**Elementary:**6060,BROWN  
**Jr High/Middle:**6800,LAKE  
**Sr High:**6960,NORTH

**County:**DENVER  
**City:**DENVER  
**Zip:**80211  
**Year Built:**1890  
**Builder:**OLD  
**Model:**PLANS APPROVED  
**Lot Size:**4700  
**Acres:**0.10  
**Zoned:**RES  
**Unincorporated:**  
**Taxes:**1,450  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4				
Baths	3				
! Square Feet	2331	1104	1227		872
Finished Sq Ft Total:2331					
Basement:PARTIAL					
Master Bedroom:		UPPER LEVEL	Living Room:		Water: PUBLIC
Family Room:			Dining Room:		Sewer: PUBLIC
Study/Den:			Kitchen:		
Laundry Loc: MAIN LEVEL			Heat: GAS,FORCED AIR		
# Of Fireplaces: 1			Average Utility:\$		
Fireplace Loc: LIVING ROOM			Subfloor: SLAB		

**Description:**

**! Public Remarks:**BEAUTIFUL VICTORIAN IN HIGHLANDS/SLOANS CLOSE TO SLOANS LAKE, HIGHLANDS SHOPS/ RESTAURANTS LOTS OF ORIGINAL WOOD/STAIRCASE HOME IN PROCESS OF LRG ADDITION PLANS COME W/HOUSE BRING OFFER, MAY BE A SHORT SALE!!!

**Broker Remarks:**CONTRACTORS/INVESTORS BRING THE TEAM & MAKE \$\$\$ ADDITION IN PROCESS NEED FAST SALE!

**Directions:**FEDERAL TO 23RD; WEST TO KING

**Buyers Agency:**2.50  
**Trans Broker:**2.50  
**Variable Commission:**NO  
**Listor:**MATT BUERGER  
**Listing Office:**MB BUERGER & CO  
**RESIDENTIAL RE**  
**Office ID:**MBSBB

**Prospect Reservation:**  
**Limited Service:**NO  
**Entry Only:**NO  
**Exclusive:**EXCLUSIVE RIGHT  
**Current List Date:**17-DEC-2007

**Listor Phone:**303-531-8576  
**Office Phone:**303-694-1111  
**Showing Phone:**303-694-1111  
**Fax:**720-548-3408  
**Email:**MATT@BUERGERREALESTATE.COM

**Original List Date:**17-DEC-2007

**URL:**WWW.BUERGERREALESTATE.COM

**Exclusions:**N/A

**Earnest Check To:**SECURITY TITLE

**Minimum Earnest:**\$5000

**Sold Price:**\$181,000

**Sold Interest Rate:**0.00

**Sold Terms:**CASH

**Sold Date:**31-MAR-2008

**Sold Loan Amt:**\$

**Sold ID:**10214

**Seller DP Assist:**\$0

**Current DOM:**93

**Concession Type:**CASH

**Concession Amt:**\$0

**Total DOM:**93

