



*Spanish Villa  
with*  
**Spectacular  
Views**

 Just Listed | Melinda S. Howlett

**2996 Clinton St**  
Denver Colorado 80238

**\$350,000** 2  2  1,167 Ft<sup>2</sup>

**npre** **New Perspective  
REAL ESTATE**

10515 East 40th Ave | Unit 113  
Denver Colorado 80239

**303-394-4526**

GET comfortable.



**Have you  
been waiting  
for *a view* in  
Stapleton?**



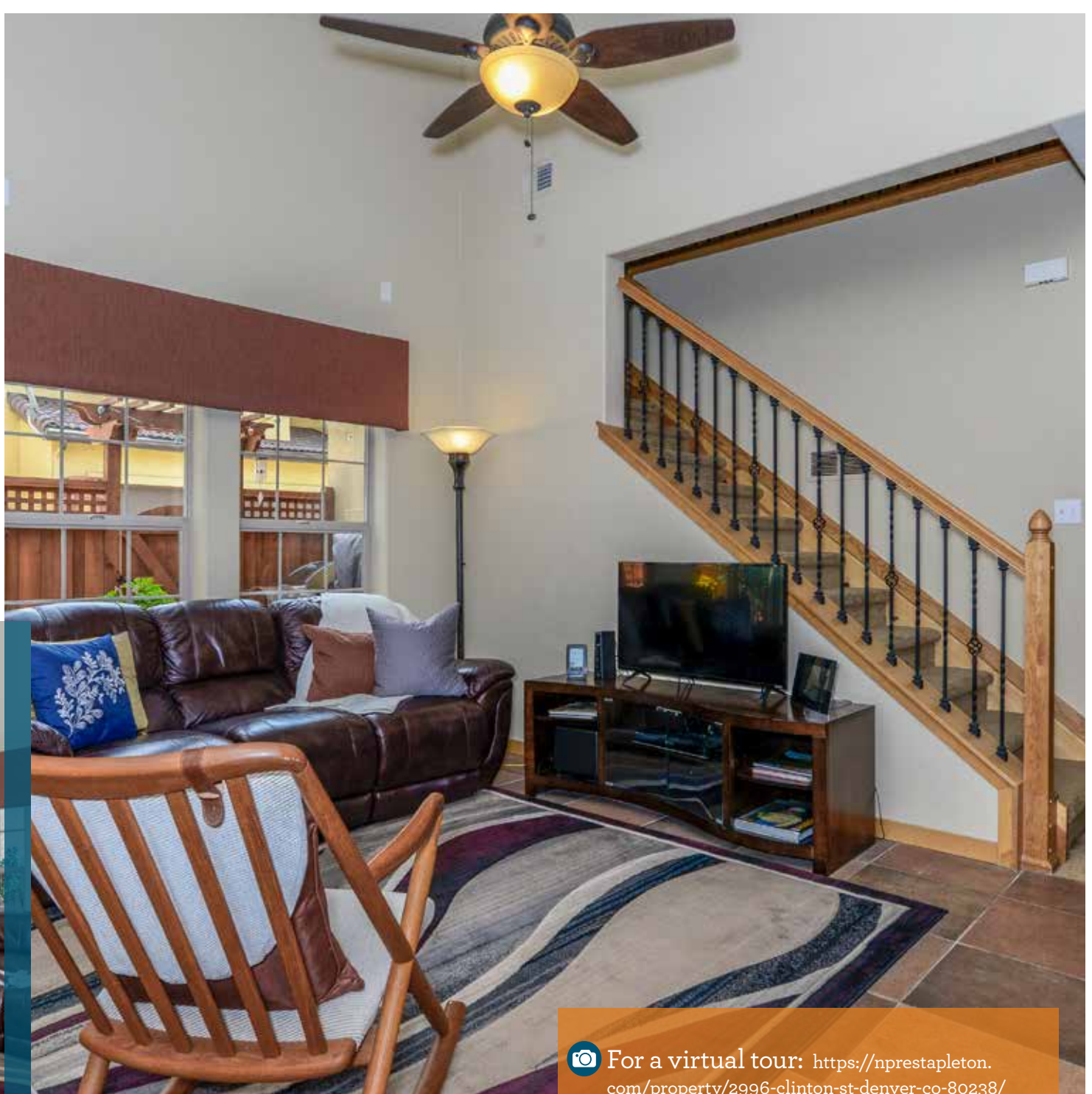
Imagine a weekend stroll through open space trails that give visual delight at every turn - a rolling stream, wildlife and art installations provide pleasure throughout the year. The Villa overlooks this open space AND has mountain views. An outstanding home gym is located just across the street, the Rec Center, and walk to popular eateries, 'cool' shops and services at Eastbridge Town Center and Stanley Marketplace. The ambiance of a resort lifestyle continues in the home. The kitchen has rich


cherry cabinetry and granite counter tops and throughout the home find hand finished skip trowel walls and solid doors. A main level second bedroom works great as a home office, a charming patio provides a secluded getaway and the oversized garage has massive storage areas. Upstairs, the master suite exudes a boutique hotel ambiance with a romantic fireplace, a cozy sitting area to escape with a good book or movie night and be thrilled by the stunning view every day.

*Secluded*  
**Patio**



*Dining area overlooks patio.*



 For a virtual tour: <https://nprestapleton.com/property/2996-clinton-st-denver-co-80238/>



Master suite —  
with library or media room.



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**1,167 Finished Ft<sup>2</sup>**

### Favorite Features

Granite countertops  
Rich cherry cabinetry  
Solid doors  
Hand finished skip  
trowel walls  
Incredible views  
of open space &  
mountains

### Neighborhood



F15 Pool  
and Park



The Eastbridge  
Neighborhood  
is slightly elevated &  
boasts views! Dynamic  
retail shops and services  
at Town Center &  
Stanley Market Place.



Stapleton is  
unique. It's  
a School of Choice  
neighborhood. Visit the  
*Explore Stapleton* page  
at [NPREco.com](http://NPREco.com) to  
research neighborhood  
outstanding schools.



**Melinda  
S. Howlett**

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