

Cape Cod
Cottage
in Central
Park North



 Just Listed | Melinda S. Howlett

3444 Wabash Street
Denver Colorado 80238

\$535,000 4  4  **2,110 Ft²**

npre New Perspective
REAL ESTATE

10515 East 40th Ave | Unit 113
Denver Colorado 80239

303-394-4526

GET comfortable.



**Have you
been waiting
for the *WOW*
in Stapleton?**



Located just steps to dynamic Central Park with trails, a fun sledding hill, a playground and ball fields, this home provides a cozy atmosphere with just the right amount of space. An arbor creates an enchanting entrance and the inviting front porch extends a warm welcome to one and all. Freshly painted white kitchen cabinetry, granite counters, updated lighting and bar seating frames the perfect set-up for everyday meal prep and a gathering of friends. Richly

finished wide-plank hardwood floors extend from the main level up the stairs to compliment the cottage theme. High ceilings and a large window give the master suite an airy and sunny ambiance. For convenience, the laundry area is located upstairs along with two more bedrooms and bath. Professionally finished basement is thoughtfully utilized with a guest bedroom, bath, a clever closet office and a rumpus area for games.

*Smartly
Designed*
Basement



Delightful Foyer



For a virtual tour: <https://nprestapleton.com/property/3444-wabash-st-denver-co-80238/>



Find your retreat —
both inside and outside.



Cape Cod Cottage in Central Park North

npre

**New Perspective
REAL ESTATE**

3444 Wabash St

Denver, Colorado 80238

\$535,000

4 4 2

2,110 Finished Ft²

Favorite Features

Wide-plank flooring
Freshly painted white cabinetry
Plantation shutters
Finely finished basement
Quiet street with great accessibility to Town Center and light rail.

Neighborhood



Jetstream Pool and Park



This neighborhood is nestled within parks and green space. It's a breeze to get to I-70, Northfield, and upcoming Punch Bowl Social



Stapleton is unique. It's a School of Choice neighborhood. Visit the *Explore Stapleton* page at NPREco.com to research neighborhood outstanding schools.



Melinda S. Howlett

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