

**7777 E 23rd Ave #304** Denver Colorado 80238

\$375,000 2 🖨 3 🖨 1,273 Ft<sup>2</sup>

New Perspective REAL ESTATE



10515 East 40th Ave Unit 113 Denver Colorado 80239

**303-394-4526** GET comfortable.

# Have you been waiting for a

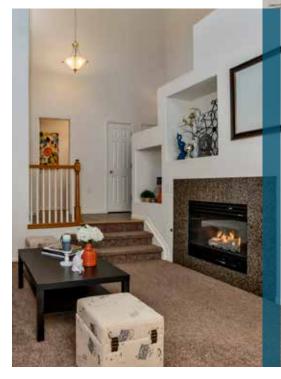
maintennance free lifestyle **in Denver?** 



This darling townhome offers a maintenancefree lifestyle so you can enjoy all of Stapleton's outdoor amenities. Imagine coming home after a busy day - step in to find a welcoming openconcept home. The family room is cozy with a fireplace and also, dynamic with high ceilings. It's connects to the dining area and kitchen ideal for entertaining during this holiday season and beyond. Need an area to study or work or create? The loft is an energizing, flexible space and the balcony provides a view to the park. The owner's suite is generously-sized, complete with a bank of sun-filled windows, a five-piece bathroom, and large walk-in closet. This urban location makes it easy to commute to Cherry Creek or Downtown while the neighborhood provides plenty of fun with pools, running trails, the community garden and sledding hills. Stroll to shopping and dining at the 29th Ave Town Center or bike to the new Stanley Marketplace.

Airy ambiance with soaring ceilings.













## **Classic Townhome** in Original Stapleton

## 7777 E 23rd Ave #304

Denver, Colorado 80238 **\$375,000** 



**1,273 Finished Ft**<sup>2</sup> All Information deemed reliable but not guaranteed. Prices subject to change. New Perspective Real Estate, LLC, and Equal Opportunity Company. Independently owned and operated. Printed in USA.

#### Favorite Features Soaring ceilings & open concept floorplan

Granite counters Huge pantry Generous owner's retreat

> Five-piece bath Balcony and loft

#### Neighborhood

Puddle Jumper Pool and Park

The South End Neighborhood is surrounded by Westerly Creek & 26th Ave Open Space. It's an easy walk to Town Center, Mici's & The Bladium. Stapleton is unique. It's a School of Choice neighborhood. Visit the *Explore Stapleton* page at **NPREco.com** to research neighborhood outstanding schools.

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## New Perspective REAL ESTATE

### Jody E. Donley

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