

*Classic Home*  
**on**  
**Pocket Park**



Just Listed | Jody E. Donley

**2795 Emporia Street**  
Denver Colorado 80238

**\$925,000** 5  5  3,938 Ft<sup>2</sup>



**New Perspective**  
REAL ESTATE

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Stapleton's **ORIGINAL** real estate firm,  
where home staging has always been complimentary.

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



Perfectly perched on Ark Park in the popular Eastbridge neighborhood, this former model home furnishes both formal and casual rooms as well as rich layers of design. The picturesque front porch provides a warm welcome and spot to watch the park-goers on sunny afternoons. The romantic color palette compliments the thoughtful finishes including crown molding, plantation shutters, custom built-ins and charming pops of elegant wall paper. Unger over or a leisurely weekend breakfast or host your new neighbors in the

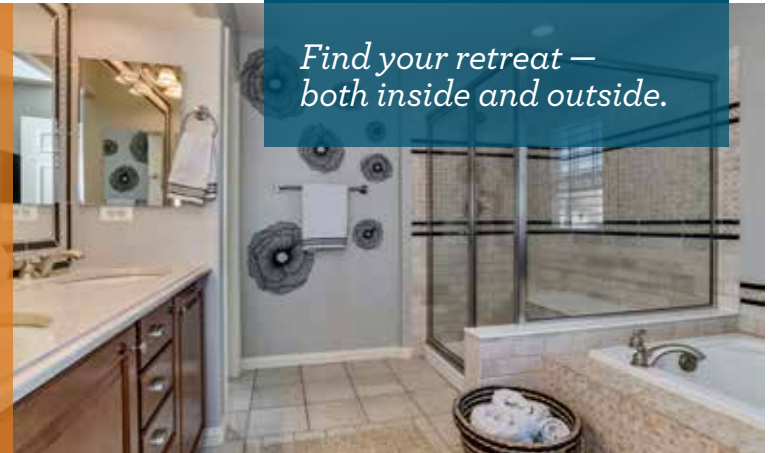
freshly updated kitchen and connected family room. Find a true fun zone in the professionally finished basement! The wet bar is perfect for mixing drinks & snacks for any occasion—movie night, sporting event, or a pool tournament. After the fun, retreat to your owner's suite, crawl into bed to enjoy a cozy fire or a gentle breeze from the private balcony. Hip eateries, shops and services are just a stroll away at Stanley Market Place and the new Eastbridge Town Center.

*Perfect blend of  
formal & casual  
spaces.*

*The wetbar in the professionally finished basement.*



For a virtual tour: <https://nprestapleton.com/property/z795-emporia-st-denver-c0-80238/>



Find your retreat —  
both inside and outside.



## Classic Parkwood on Pocket Park.

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5 5 2

**3,938 Finished Ft<sup>2</sup>**

### Favorite Features

Former model with extra crown molding & custom built-ins  
Subway tile wall & open shelving in the kitchen  
Owner's Suite has fireplace & balcony  
Finished basement with rec room, wetbar, bedroom & bath

### Neighborhood



F15 Pool and Park



The Eastbridge Neighborhood is slightly elevated & boasts views! Hip eateries, trendy shops, workout studios and services at Town Center & Stanley Market Place



Stapleton is unique. It's a School of Choice neighborhood. Visit the *Stapleton 80238* section at **NPREco.com** to research the neighborhood's outstanding schools.



**Jody E. Donley**  
Broker | Owner | Founder

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GET *comfortable.*

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