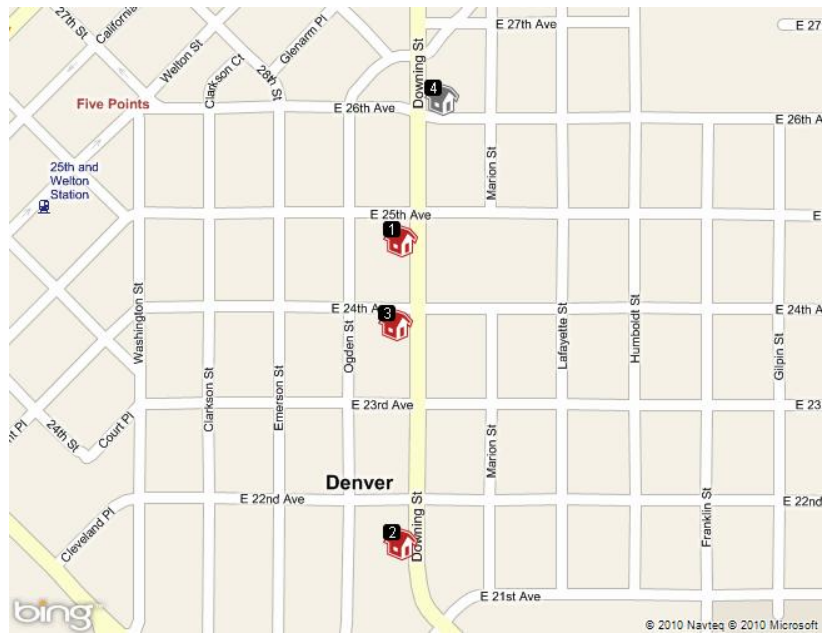







Map






Only properties with a valid latitude and longitude in county records will appear on the map.

 Subject
  Active
  UnderContract
  Sold
  Withdrawn, Expired, Pending

Comparable Properties

	Address	List Date	Sold Date	Original List Price	Sold Price
1.	2447 DOWNING St	03/25/10	08/31/10	\$203,000	\$187,000
2.	2135 DOWNING St	07/07/10	08/05/10	\$209,000	\$200,000
3.	1024 E 24Th Ave	09/01/09	07/27/10	\$249,900	\$229,850
4.	2610 DOWNING St	05/27/10		\$116,900	

Comparable Properties

			
	2447 DOWNING St Denver, Colorado 80205	2135 DOWNING St Denver, Colorado 80205	1024 E 24Th Ave Denver, Colorado 80205
Listing #:	897340	906140	809456
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$189,900	\$209,000	\$249,900
County:	Denver	Denver	Denver
Area:	DNE Denver Northeast	DNE Denver Northeast	DNE Denver Northeast
Subdivision:	KOUNTZE ADDITION	SAN RAFAEL ADDITION FILING 2	KOUNTZE, UPTOWN, CITY PARK
Type:	Attach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	5	2
Baths:	1	3	2
Fireplaces:		1	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	963	2,997	1,322
Bsmt SqFt:	429	800	105
Total SqFt:	1,392	3,797	1,427
Finished SqFt:	963	2,997	1,322
Basement:	Partial	Full	Partial
Bsmt Finished:	Open		Open
Bsmt % Finished:			
Year Built:	1895	1907	1891
Style:	Ranch/1 Story	Two Story	Story and 1/2
Architecture:	Bungalow	Victorian	Victorian
Construction:	Brick	Brick	Brick
Construction Ext:			
Roofing Material:	Composition		Composition
Car Storage:	Off Street	Off Street,Attached	None
Car Spaces:	2	3	
Lot Size:	2352	6250	1390
Acres:			0
Horses:			
Heat:	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Water:	Public		Public
Sewer:	Public		Public
Taxes:	\$965	\$4,700	\$1,642
HOA Quoted:			
HOA Includes:			
Remarks:	Charming Half Duplex dazzles with Great Fireplace, Exposed Brick, Decorative Moldings, Hardwood Floors and Stained Glass. The New Cabinets, Stainless Apps, and Pantry make the Kitchen Sparkle! Enjoy the outdoors from the flagstone patio in the backyard.	Huge home. Needs lots of work/priced accordingly. Original charm throughout. Woodwork, trim, fire place all original. Great area by Downtown Denver. Big attic not included in SF. Current use w/city is commercial. Lot size accurate on mls. Bring Flashlight	VERY NICE LOFT-STYLE SINGLE FAMILY HOME. WOOD FLOORS, EXPOSED BRICK, UPDATED KITCHEN,LARGE MASTER SUITE ON THE UPPER LEVEL. VAULTED CEILINGS W/ SKYLIGHTS. THIS PROPERTY IS PENDING SHORT SALE APPROVAL.
Listing Office:	VISION REAL ESTATE	ZAKHEM & COMPANY	RE/MAX CHERRY CREEK
Sold Price:	\$187,000	\$200,000	\$229,850
Sold Date:	08/31/10	08/05/10	07/27/10
Sold Term:	Conventional	Cash	FHA
Seller DP Assist:			
Concession Type:	Br CC/Pts Pd Sel	None	None
Concession Amt:	\$4,988		

Comparable Properties



2610 DOWNING St
Denver, Colorado 80205

Listing #:	890110
Status:	P
Property Type:	Residential
List Price:	\$96,900
County:	Denver
Area:	DNE Denver Northeast
Subdivision:	FISKS ADD TO SOUTH FAIRVIEW
Type:	Detach Singl Fam
Beds:	4
Baths:	2
Fireplaces:	
Mstr Bed Loc:	
Laundry Loc:	
SqFt:	1,135
Bsmt SqFt:	
Total SqFt:	1,135
Finished SqFt:	1,135
Basement:	None
Bsmt Finished:	
Bsmt % Finished:	
Year Built:	1884
Style:	Two Story
Architecture:	
Construction:	Frame
Construction Ext:	
Roofing Material:	Composition
Car Storage:	None
Car Spaces:	
Lot Size:	4690
Acres:	0.11
Horses:	
Heat:	Gas, Forced Air
Water:	Public
Sewer:	Public
Taxes:	\$790
HOA Quoted:	
HOA Includes:	
Remarks:	GREAT DOWNTOWN LOCATION, BEST PRICE IN AREA.MOVE IN CONDITION, GREAT STARTER HOME. POSSIBLE STRUCTURAL ISSUES. ALLOW 2-3 DAYS FOR RESPONSE! CONTACT LISTOR BEFORE OFFER.
Listing Office:	COLDWELL BANKER RESIDENTIAL 18
Sold Price:	
Sold Date:	
Sold Term:	
Seller DP Assist:	
Concession Type:	
Concession Amt:	