



# *Classic Style*

## *Easy Living*

*Classic contemporary townhome*

**SHOWN BY APPOINTMENT ONLY:**

303/333-3055 (home)  
303/906-3340 (cell)  
303/483-2502 (office)

*254 Garfield Street*  
*\$760,000*

## HOUSE OVERVIEW

Sub Area: Cherry Creek North  
Style: 2-Story  
Bedrooms: 3  
Baths: 4  
Construction: Brick/Frame  
Age: 1985  
Heat: Gas, Forced Air  
Garage: 2 Car Attached  
Fireplace: Family Room, Gas  
Basement: Full, 90% Finished

## ROOM SIZES

Master Bedroom: 15' x 15'  
Family Room: 18' x 16'  
Living Room: 18' x 15'  
Dining Room: 18' x 15'  
Kitchen: 15' x 12'

## MONTHLY FEES:

HOA: \$245/Monthly  
Fee Includes: Landscape Maintenance, Snow Removal, Exterior Building Maintenance.

## FLOOR PLAN + SQ. FT.

Main Level: Living Room, Dining Room, Kitchen, Eating Nook, Family Room, 1/2 Bath, Flagstone Patio 1,495 Sq. Ft.  
Second Level: 2 Master Suites Each With Own Bath 1,218 Sq. Ft.  
Basement: Walk-Out with Bedroom, Bath, Rec. Room, Laundry, Storage, Wine Cellar and Courtyard 1,303 Sq. Ft.  
Total Finished: 3,901 Sq. Ft.

## SCHOOLS – DENVER

Elementary: Steck  
Junior High: Hill  
Senior High: George Washington

## PUBLIC RECORDS

Legal Description: N 28.75 of the S 42.5' of lot 4 Blk 51 Harmans Subdivision  
Available October 2009  
Asking Terms: Cash, Conventional

# 254 Garfield Street

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located in Cherry Creek North, a short stroll to boutique shops and fine dining in Denver's premier urban setting. These homes are well known for their quality construction and spacious, wide design. The unique floor plan in this home is ideal for entertaining. The formal dining room has a custom buffet with linen storage and mini bar refrigerator. There is slab granite and stainless steel in the cook's kitchen that is convenient to a sunny breakfast nook. Cozy main floor family room with fireplace and adjacent flagstone patio provides easy living and casual relaxation. The upper level master suite has a 6-piece bath with skylights and a large walk-in closet and the second bedroom has a walk-in closet and private bath. The garden level features a walk out courtyard, recreation room with wet bar, guest suite (bedroom & bath), wine cellar, laundry room and storage room. There's excellent storage throughout, a security system, wall safe, and a new high efficiency furnace, electrostatic air cleaner and air conditioning system. This home is beautifully appointed with xeric landscaping designed by an award-winning architect.

