



Presenting...

3298 South Holly Street

A gem in the heart of Denver's University Hills with 3-car garage

4 bed | 2 bath | 2470 sq ft

Offered at \$499,900



Square footage is approximate and to be verified by Buyer. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Pricing, inclusions, exclusions and property information is subject to change, without notice. Call Listing Agent for more information.



This gem in Denver's University Hills features newly finished hardwood floors, new interior paint, vaulted ceilings, living room with double bay windows and a rare oversized 756 sq foot 3-car garage with TONS of attic storage. Your future home sits on a great corner lot in desirable Denver neighborhood and offers 4 bedrooms and 2 bathrooms. This single-family, ranch-style home includes a finished basement with new paint and carpet. With its own entrance, spacious family/rec room, bedroom and bathroom it could be converted to an Air B&B, mother-in-law suite or rental space. Great sunroom off the kitchen is perfect for a play room/media room/craft room and leads to stunning back yard. New furnace and water heater (2017), new sprinkler and drip system, and impact-resistant roof with transferable warranty. Covered patio and beautifully-landscaped yard are perfect for relaxing and/or entertaining friends and family! Quiet neighborhood, conveniently located to parks, light rail, I-25 and walking trails. Don't miss your chance to call this home!

To view Photos and Virtual Tour:
mollypetrelli.com/3298-s-holly-st

For more information or to schedule a showing, contact Molly Petrelli.



Proudly presented by:

Molly Petrelli

The Brian Petrelli Team, Metro Brokers

molly@petrelliteam.com

c 720.373.1475

mollypetrelli.com

