



**Address:**12300 EAST 55TH AVENUE  
**Listing #:**797778

**Property Type:**RESIDENTIAL  
**Status:****ACTIVE**  
**Backup/First:**

**Price:**[\\$129,900](#)  
**PSF:**\$150.52  
**Fin PSF:**\$75.26

**Area:**DENVER NORTHEAST  
**Type:**DETACH SINGL FAM  
**Style:**RANCH/ONE-STORY  
**Faces:**  
**NS Direction:**NORTH # :5500  
**EW Direction:**EAST # :12300  
**Map/Section:**257 - H  
**HOA Name:**  
**HOA Phone:**  
**Total HOA Fees:**0

**Parcel ID#:**[670313608019000](#)  
**Sub Area:**MONTBELLO FILING 13  
**Architecture:**TRADITIONAL  
**Construction:**BRICK  
**Roofing Material:**COMPOSITION SHGL  
**Car Storage:**OFF STREET  
**Car Spaces:**3  
**School District:**  
**Elementary:**[6010,AMESSE JR.](#)  
**Jr High/Middle:**[6820,MARTIN LUTHER KING, JR.](#)

**County:**DENVER  
**City:**DENVER  
**Zip:**80239  
**Year Built:**1969  
**Builder:**PERL-MACK  
**Model:**  
**Lot Size:**  
**Acres:**0.00  
**Zoned:**R1  
**Unincorporated:**

**Fee Quoted:** Multiple HOAs:  
**Fee Includes:**

**Sr High:**[6950,MONTBELLO](#)

**Taxes:**849  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		2		2
Baths	2		F		T
! Square Feet	863		863		863
Finished Sq Ft Total:	1726	Total Sq Ft:1726		Date Measured:	
Basement:FULL		Bsmt Finished:FULLY		%Bsmt Finished:100	
Master Bedroom:		Living Room:		Water:	PUBLIC
Family Room:		Dining Room:		Sewer:	PUBLIC
Study/Den:		Kitchen:			
Laundry Loc:		Heat:		GAS,FORCED AIR	
# Of Fireplaces:		Average Utility:\$			
Fireplace Loc:		Subfloor:			

**Description:** CABLE AVAILABLE,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FENCE,NEWER CARPET,PARK ADDL OFF ST,PATIO,QUICK POSSESSION,REFRIGERATOR,REMODELED,STOVE/RANGE/OVEN,TILE FLOOR,UPDATED,UTILITY SHED,WALL/WALL CARPET

**!Public Remarks:**FULL REMODEL\*NEW FURNACE/KITCHEN CABS GRANITE COUNTERS/TILE FLOORING/NEW PAINT NEW CARPET-LIGHTING-APPLIANCES-BATHS FULL FINISH IN BASEMENT!ALL BRICK!THIS IS THE ONE YOU SHOW YOUR BUYER! GREAT ACCESS TO ALL!LARGE CONCRETE STAMPED PATIO

**Broker Remarks:**A MUST SEE FOR YOUR BUYER!YOU WILL NOT BE DISAPOINTED!CLEAN CLEAN!

**Directions:**PEORIA TO 55TH/55TH EAST TO PROPERTY

**Buyers Agency:**2.80  
**Trans Broker:**2.80  
**Variable Commission:**NO  
**Listor:**VERNON R.E. JONES  
**Listing Office:**[JONES HOMES L.L.C.](#)  
**Office ID:**07391

**Prospect Reservation:**  
**Limited Service:**NO  
**Entry Only:**NO  
**Exclusive:**EXCLUSIVE RIGHT  
**Current List Date:**31-JUL-2009

**Listor Phone:**303-750-4186  
**Office Phone:**303-399-9930  
**Showing Phone:**303-399-9930  
**Fax:**303-672-9996  
**Email:**[VERNON@VERNONREJONESREALTOR.COM](mailto:VERNON@VERNONREJONESREALTOR.COM)  
**URL:**[WWW.VERNONREJONESREALTOR.COM](http://WWW.VERNONREJONESREALTOR.COM)

**Exclusions:**NONE

**Earnest Check To:**JONES HOMES

**Minimum Earnest:**\$1500

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