

## Custom Features

963 Poplar St. Denver, CO 80220

### Overview

- Charming 3-bedroom, 2-bath home
- 1,813 finished SQFT with a total lot size of 6,100 SQFT
- Nestled in the highly coveted Montclair neighborhood
- Private park-like backyard with a sprinkler system and a large storage shed is a gardener's oasis
- Hardwood floors throughout the home
- Newer furnace, AC, and water heater, ensuring your comfort and convenience
- New sewer line
- New Radon mitigation
- Lower Level features new custom 3/4 bathroom as well as new energy-efficient egress windows
- Spacious lower level family room/playroom, offering a comfortable flex space for relaxation and entertainment
- Third bedroom/office in the lower level
- Easy recreation abound residing directly on a bicycle route and within 1 mile of 10 different neighborhood parks
- Vibrant dining and shopping scene within walking distance, offering a variety of options for entertainment
- Proximity to major transportation routes like I-25 and I-70

COMPASS

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