

3000 S. IVANHOE ST.
Denver, CO 80222



Beautifully Updated 3 Conforming Bedroom, 2 Non-Conforming Bedrooms & 3 Bathroom, In Desirable Cherry Creek School District

2-Car Attached Garage
(Rare for this Neighborhood!)

Improvements to the Home Include:
Kitchen Remodel
Solar Fan/Attic Fan
New Roof
New Exterior Paint
Upgraded Windows

Gorgeous Landscaping Provides a Private Backyard Oasis with Access to the Highline Canal

7,492 SF Lot
2,187 SF Living Space
(See Enclosed Floor Plans)

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



Main Floor Photos

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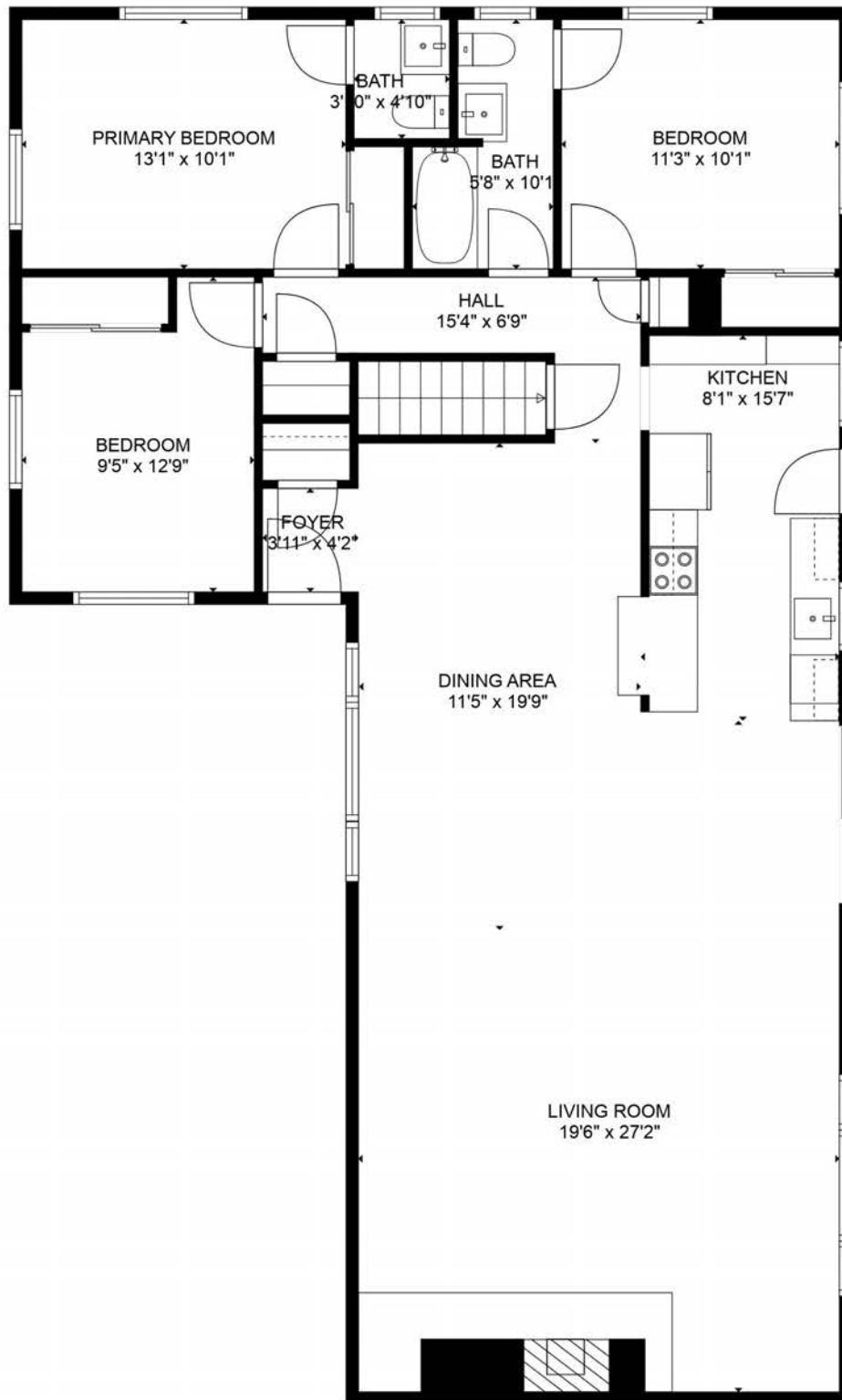
Lower Floor Photos

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Floor Plan: Main

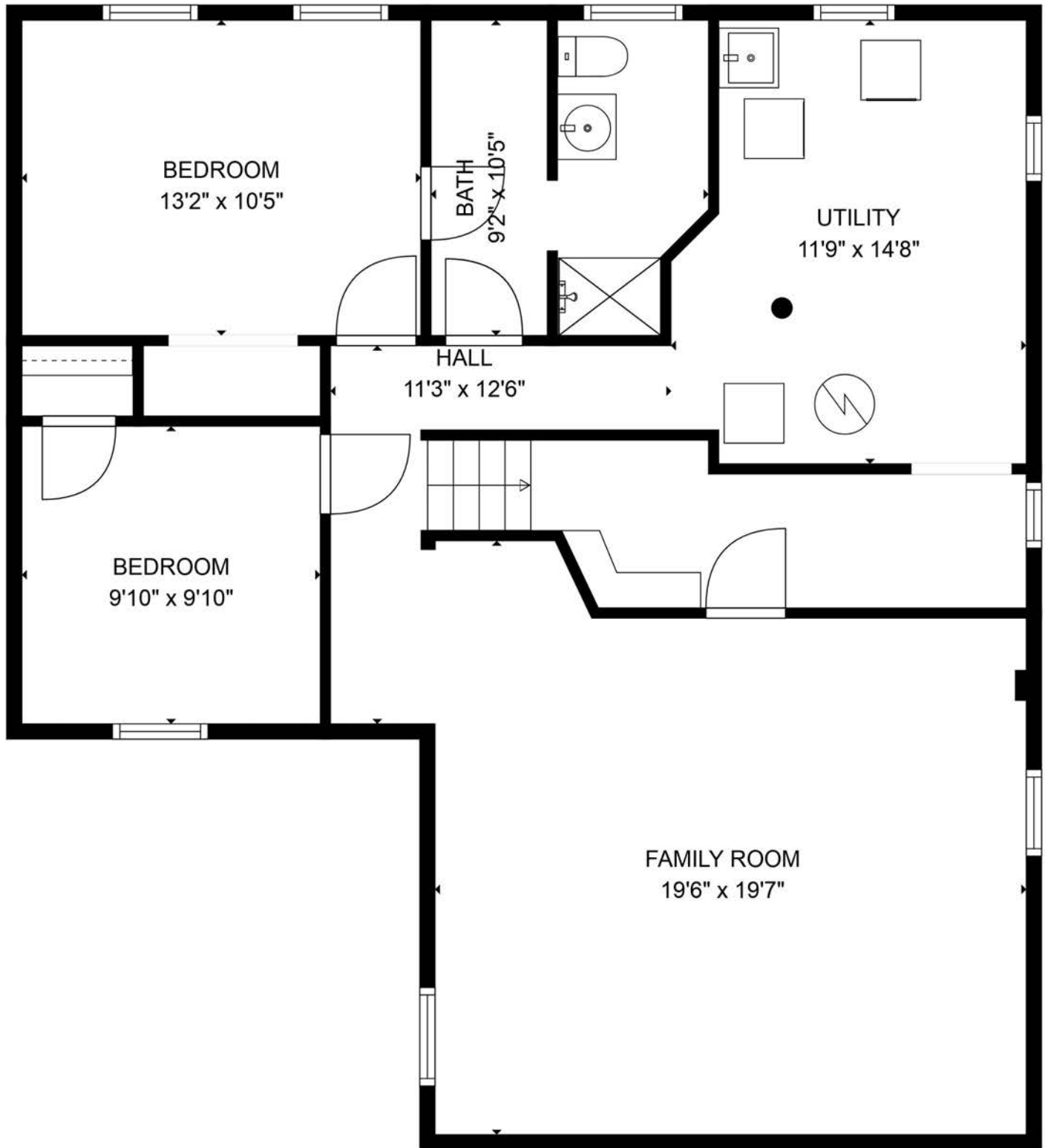
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GROSS INTERNAL AREA
Below Ground: 835 sq. ft, FLOOR 2: 1352 sq. ft
EXCLUDED AREAS: UTILITY: 158 sq. ft
TOTAL: 2187 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan: Lower

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Location Highlights

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Nearby Grocery and Restaurants Includes: Whole Foods, King Soopers, Sprouts, Esters Pizza, Bagel Deli, Birdcall and so much More.

Year Built: 1958

Cherry Creek School District!
Blocks Away From Holly Hills Elementary School

NICHE.COM Ranks
Holly Hills Neighborhood #1
Best Places to Live In Colorado!

NICHE.COM Ranks Cherry Creek High School #2 Public High School in Colorado!

Nearby I-25, I-225, DTC, Quick Access to Downtown