

# 7791 E. Cedar Ave.

Denver, CO 80230

**\* CORNER UNIT \***  
**Fantastic Price!**  
**\$150,914**

### Property Information:

Style: Townhome  
Year Built: 2005  
Square Feet: 1,428 (per appraisal)  
Bedrooms: 2 + Loft  
Bath: 2.5  
Construction: Frame/Brick  
Roof: Composition  
Heat: Forced Air  
A/C: Central A/C  
HOA: \$108/mo  
Taxes: \$800/yr  
Land Lease: \$81/mo  
Mater HOA: \$54/quarter

### Features:

This beautiful 2 bedroom + loft and 2.5 bath townhome features 1,391 sq. feet, an oversized two car garage, whole house attic fan and blown in attic insulation with significant reduction in heating and air conditioning costs, silicone window caulking, upgraded kitchen sink to porcelain, disposal, refrigerator, dishwasher, new smooth top range, carpeted patio, ceiling fans, all window shades, and additional shelving in the laundry room. This home is conveniently located in the sweet Maple Park Townhomes in Lowry and is walking distance to Lowry Elementary and the Lowry Town Center. Exclusions: Refrigerator, Washer & Dryer, microwave, garage storage rack, garage shelving, portable fireplace

Offered by Colorado Community  
Land Trust & Heather Adams  
Broker One Real Estate

Buyer must income qualify  
Call for appointments!  
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