



MLS#: **3305962** DOM: **1** CDOM: **1**  
 Status: **Active** 1st Right of Refusal:  
 Price: **\$825,000** Orig List Price: **\$825,000** LP/SF: **\$231**  
 Det Liv Qtr Incl:  
**6315 W Sumac AV** County: **Denver**  
**Denver, CO 80123-2697** Sched#: **[0913208019000](#)**  
 Sub Area: **Unknown**

Recent: **06/04/2021 - New Listing**

COMMUNITY

Directions/Cross: **From Bowles Ave and Grant Ranch Blvd, go North on Grant Ranch, turn Southwest or left onto Sumac Ave and follow to Property.**

School District: **[1-Denver County](#)** Grade School:  
 Middle School: High School: **John F Kennedy**  
 Taxes: **\$4,234** Tax Year: **2021**  
 Covenants: **Yes** Complex Name:  
 Mgmt Name: **MSI** Mgmt Phone: **303-420-4433**  
 HOA 1: **Grant Ranch HOA** HOA 1 Dues: **\$63 Monthly**  
 HOA 1 Dues Include: **Maintenance, Snow Removal, Trash Removal, Other**  
 HOA 2: HOA 2 Dues:  
 HOA 2 Dues Include:  
 Metro District 1: Metro Dist 1 Dues:  
 MetroDist1 Dues Incl:  
 Metro District 2: Metro Dist 2 Dues:  
 MetroDist2 Dues Incl:  
 Complex Amenities:  
 Community Features: **Club House, Fitness Center, Golf Course, Hiking or Biking Trails, Lake/Pond, Parks or Open Space, Playground Area, Tennis**  
 Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:  
 Pet Comments:

SQUARE FEET

Year Built: **1997** Const Status: **Existing Home** Est. Comp Date:  
 Total Sqft: **3,572** Floor Plan: **2 Story** Builder Name: **Richmond Am Hm**  
 Finished Sqft: **3,413** Unit Desc: Builder Model:  
 Abv Grd Sqft: **2,642** Structure: **Framed on Lot**  
 Upper Sqft: **1,416** SqFt Source: **Assessor Records**  
 Main Sqft: **1,226** Outbuildings:  
 Lower Sqft: **0**  
 % Lower Fin:  
 Basement Sqft: **930** Bsmt/Found: **Partial Basement**  
 % Base Fin: **83**  
 Patio/Deck: Patio/Deck Desc: **Concrete, Covered**  
 Gar(Parking) #: **2** Gar(Parking) Type: **Attached** Garage Remotes: **2**  
 Garage Amenities: **Garage Door Opener**  
 Roofing: **Composite Shingle** Window Type:  
 Siding: **Brick, Wood**  
 Handicap Access:

BATHS

Baths: **4** Rough-Ins:  
**Bathroom (Full): U** Total Upper Bth: **2** Total 5-Piece Bth: **0**  
**Bathroom (Full): U** Total Main Bth: **1** Total Full Bth: **2**  
**Bathroom (3/4): B** Total Lower Bth: **0** Total 3/4 Bth: **1**  
**Bathroom (1/2): M** Total Basement Bth: **1** Total 1/2 Bth: **1**

Master Bath Amen: **Double Vanity, Free-standing Shower**

ROOMS

Beds Total: **4** Main Lvl Bed: **No** Main Beds: **0** Upper Beds: **4** Lower Beds: **0** Basement Beds: **0**

Bedroom - Master: **U** **Bath Adjoins, Carpet, Sitting Area, Walk-in Closet**  
 Bedroom: **U** **Carpet**  
 Bedroom: **U** **Carpet**  
 Bedroom: **U** **Carpet**  
 Dining Room: **M** **Bay Window, Carpet, Formal, Separate Dining**  
 Family Room: **M** **Built-ins, Carpet, Fireplace**  
 Kitchen: **M** **Counter Top-Solid Surface, Counter Top-Stone, Eat-In/Country, Gourmet, Island, Walk-out, Wood**  
 Laundry Space: **U**  
 Living Room: **M** **Carpet, Formal**  
 Office: **M** **Bookcases, Wood**  
 Other Room: **B** **2nd Family Room**

OTHER FEATURES

Fireplaces: **Gas, Main, One**  
Entry: **Wood**  
Floors: **Carpet, Tile, Wood**  
Misc. Interior Feat: **6-Panel Doors, 9Ft + Ceilings, French Doors**  
Misc. Items: **HOA Required \$, Kitchen Pantry, Window Coverings**  
Rented Equipment:  
Appliances: **Dishwasher, Disposal, Range Oven, Range Top, Refrigerator, Other**  
Laundry Facilities: **Upper**  
Extras:  
Exclusions: **Washer and dryer**

**LOT**

Legal Desc: **THE VILLAGES AT RACCOON CREEK DENVER FLG #3 (A RESUB OF PLOT 11 & 12 BLOCK D2 ) B4 L19**  
Restrictions:  
Zoning: **R-2** Zoning Entity: **Denver County**  
Acres: **0.15**  
Lot Sqft: **6,634** Lot Location: **Hiking Trail, Near Park, Near Public Transit, Near Schools**  
Lot Desc: **Level**  
Adj Parcel Avail:  
Street Desc: **City/Town Road, Paved**  
Driveway: **Concrete** Alley:  
Fence: **All** Landscape: **All**

**UTILITIES AND ENERGY**

Well Total: Well Permit: Well Permit #:  
Well Type:  
Heating **Forced Air, Natural Gas**  
Cooling **Ceiling Fan(s)**  
Existing Water: **Municipal**  
Sanitation: **Sewer**  
Existing Utilities: **Electricity, Natural Gas**  
HERS Year Certified: HERS Score: HERS Rating:  
ENERGY STAR Year Certified: ENERGY STAR Qualified New Home: LEED Year Certified:  
LEED for Homes: NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700:  
Solar PV Year Install: Solar PV Kilowatts: Solar PV:  
Solar Thermal Year Installed: Solar Thermal:  
Green Feature Addm Uploaded: Solar Thermal Type:

**PROPERTY REMARKS**

Property Description Remarks:

**Gorgeous Upgraded 2 Story Home offering 4 Bed, 3.5 Baths, a Finished Basement & an Attached South Facing 2 Car Garage. Situated on a Beautifully Landscaped 0.15 Acre site in a Wonderful Golf Community w Lake Access at Grant Ranch. Fantastic Curb appeal Welcomes you to this Stunning Home w an Inviting & Bright Vaulted Foyer w Gleaming Hardwood Flooring. Open Floorplan w the Living Room open to Formal Dining Room w Bay Windows. Family Room offers a Cozy Gas Fireplace, Built-ins & is open to Kitchen. Gourmet Kitchen has Beautiful Slab Granite Counters, a Large Island, Stainless Steel Appliances, Lots of Storage in the Cabinetry & Pantry, Hardwood Flooring. Sunlit Breakfast Nook has Slider access to a Large Covered Patio & Landscaped Backyard w Privacy Fencing; Perfect for Relaxing & those Summertime BBQ's. Main Level Office includes Built-in Bookshelves, Bay Windows, French Doors & Hardwood Flooring. Downstairs is additional Living Space in the Spacious Rec Room. Upper Level boasts a Huge Master Suite w Space for a Sitting Area, Large Walk-in Closet, Upgraded Luxurious 4-Piece Bath w a Frameless Shower w Pebble Tile Flooring, Slab Granite Counter, Double Sinks, Water Closet & Tile Flooring. There are 3 more Bedrooms that share a Full Bath. Exceptional 3/4 Bath in the basement with Fabulous Tile Work & a Walk-in Shower. Conveniently located Upper level Laundry room has a Utility Sink, Cabinetry & Tile Floor. Additional Amenities include Ceiling Fans, Plantation Blinds, Storage space in the unfinished area of the basement. Desirable Grant Ranch Community! Enjoy the Best of Colorado's Outdoor Lifestyle in this Awesome Community that Offers a Large Pool, Tennis Courts, Clubhouse, Exclusive Rights to Lake Access & Recreation plus a Place to Dock your Small Motor or Sail Boats. Walk to Grant Ranch K-8 & only minutes to Raccoon Creek Golf Course. Close to Walking & Biking Trails. Shopping, Restaurants, Entertainment & Public Transit are close by. See Virtual 3-D Tours.**

**TERMS**

Terms Offered: **Cash, Conventional**  
Possession Terms: **DOD + Days** Possession Date: EM Promissory Note Accepted:  
Earnest Money: **\$8000** Earnest Money Holder: **Land Title in DTC**  
Title Company: **Land Title** Title Evidence: **Title Insurance**  
Assumable Loan: **No** Current Appraisal:  
Assumption Info: Existing Loan: 2nd Mortgage:  
Loan Balance: Payment: Payment Incl: Interest:  
Notices: **Not Applicable**

**COOP/COMPENSATION**

Listing Office: **[00002880-Grant C Dolby](tel:3039972121)**  
Office Ph: **(720) 924-1030** Office Fax: **(303) 997-2121**  
Listing Agent: **[Grant Dolby](mailto:Grant@DenverSeek.com)** **[Grant@DenverSeek.com](mailto:Grant@DenverSeek.com)**

LA Phone: (720) 515-1802 LA Fax: (303) 997-2121 LA Add'l Phone: (720) 515-1802  
Appt Cont: Showing Desk 303-573-7469  
Incentives:  
TA: ERS VR: Y SL: FS TB: 200 \$ BA: 200 \$  
Photo: AGR VOW: Y Elec Ad: Y Blog: N AVM: N Display Address: Y  
Seller Name:  
Occupied: Key: Key on Site  
Show Instruct: Appointment Only

SHOW/AGENT REMARKS

Offers via CTM to DolbyHaas@gmail.com. No Sunday deadlines. Please allow the Sellers 48 hours to respond to offers.

SOLD INFORMATION

Selling Office:  
Selling Office Ph: Selling Office Fax:  
Selling Agent:  
SA Phone: SA Fax: SA Add'l Phone:  
Sold Concessions:  
Qty Below Grade: Sold Terms:  
Sold Remarks:  
Pers Prop Incl:  
List Date: 06/03/21 Pending Date: Under Contract Date:  
Under Contract Short Sale Date: 1st Right of Refusal Date:  
Sold Price: SP/LP: SP/SF: Sold Date:  
Original LP: \$825,000 DOM: 1 CDOM: 1 MLS#: 3305962