



**Tradition**  
REALTY ADVISORS



Incredible South Hilltop Opportunity

**6490 E. DAKOTA AVENUE**  
**DENVER, CO 80224**

Exclusively Offered by Tradition Realty Advisors

# WELCOME HOME

Quite possibly the best value in the South Hilltop/Virginia Vale neighborhood, this well-appointed and highly renovated home features a large gourmet kitchen, dry bar, three large bedrooms, a large formal dining room and a spacious living room. The finished basement has brand new carpet and offers additional entertainment options--and enough space for a future fourth bedroom if desired. Unlike most homes in the area, this property also features a finished 2-car garage with a large driveway and ample room for more vehicles.

This gorgeous, move-in ready property is perfect for entertaining and is situated just minutes from schools, numerous parks, the Highline Canal and Cherry Creek trail systems, downtown Glendale, Cherry Creek shopping district, Lowry Sports Complex and the University of Denver campus. I-25 and light rail are also just minutes away providing easy access to downtown Denver and numerous employment centers near the Denver Tech Center.





## KEY FEATURES

- 3 Bedrooms, 3 Bathrooms
- 2,131 improved square feet
- 2-car garage
- Stainless steel appliances (all included)
- Premium stone counter tops
- Built-in wine fridge
- Two refrigerators (and bonus wine fridge)
- Private formal dining room with elegant lighting
- Tile and wood flooring throughout main level
- Front loading washer and dryer
- Abundant recessed lighting
- Mosaic tile back splash in kitchen and foyer
- Newer roof (~ 8 yrs old)
- Tank-less hot water heater (~ 4 yrs old)
- Large covered patio
- Luxurious primary bathroom
- Large walk-in closet with custom shelving
- Wired home security system
- Finished basement with new carpet
- Tons of storage space on both levels



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Tradition Realty Advisors is a full-service real estate advisory firm owned by Sean Leahy--a 25+ year real estate veteran. Having personally bought, renovated and sold numerous properties through several real estate cycles, Sean has a keen eye for spotting great opportunities and avoiding properties which may be over-priced relative to their present condition or other risk factors.

If you're considering a change to your current housing situation, or want to capitalize on today's fast-paced housing market with a fix-and-flip or rental investment, please contact Sean to discuss your goals.



**Sean D. Leahy**

Managing Broker

(602) 743-2344

[sean@traditionadvisors.com](mailto:sean@traditionadvisors.com)