



**Tradition**  
REALTY ADVISORS



Incredible Hilltop Opportunity

**287 S. HOLLY STREET**  
**DENVER, CO 80246**

Exclusively Offered by Tradition Realty Advisors

# WELCOME HOME

Don't miss this rare move-in ready, fully-renovated 3-BR, 3.5-BA contemporary 2-level townhome in Denver's coveted Hilltop neighborhood with nearly 2,700 SF complete with a gorgeous private courtyard, large 2-car garage, and fully finished basement with its own kitchenette. Discerning buyers will appreciate the attention to detail including contemporary lighting, espresso-stained oak flooring throughout the main floor and upper level, custom metal railings, real wood-burning fireplace with marble surround, contemporary black window frames, and renovated modern bathrooms. The main level is ideal for entertaining with an open living room adjacent to the contemporary kitchen and private outdoor courtyard. The kitchen features a beautiful marble counters and backsplash, a 2-drawer under-counter Thermador refrigerator, premium gas range and sleek custom cabinetry.

Busy professionals and travelers will love the low-maintenance, lock-and-leave features including wired home security, automatic irrigation and artificial turf in the large private courtyard. Snow removal, roof and exterior building maintenance and front lawn care services are provided by the Association. With its central location on Holly just north of Alameda, the property is just a few blocks Crestmoor Park and several fun dining spots and a boutique grocery are located just up the street. Buyers will also love a myriad of nearby amenities in Glendale and Cherry Creek. With most Hilltop homes selling in the millions, this is an incredible opportunity to obtain a gorgeous Hilltop property at a terrific price!





## KEY FEATURES

- 3 Bedrooms, 3.5 Bathrooms
- 2,649 improved square feet
- Large 2-car garage
- Stainless steel appliances (all included)
- Premium marble counters and backsplash
- Under-counter Thermador fridge
- Bonus full-size refrigerator
- Custom contemporary stairways and railings
- Gas range and other high-end appliances
- Over-sized bedrooms
- Large formal dining room
- Gorgeous oak flooring
- Front loading washer and dryer
- Fully-upgraded contemporary lighting
- Newer roof and skylights (2017)
- Newer Trane furnace (2017)
- Large private courtyard and patio deck
- Huge primary bedroom with walk-in closet
- Luxurious walk-in showers
- Wired home security system
- Fully-finished basement with modern egress
- Large basement kitchenette



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.



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