

\$1,000,000 - 776 Monroe St, Denver

MLS® #1045895

\$1,000,000

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.10 Acres

Congress Park, Denver, CO

Let's go see it! This is your opportunity to be in one of Denver's most vibrant areas of the city, Congress Park. Rarely do these homes hit the market. Congress Park blends historic charm with modern amenities. E 7th Avenue Historic District is recognized on the National Register of Historic Places. Tree-lined streets and bike lanes along East 7th Ave & 12th create a bike-friendly, active environment w/ playground/parks and rec activities. This bungalow was completely reimaged adding a 960 sqft 2nd story retreat. You are welcomed by the lush landscaping and inviting front porch. The main level was opened up with a complete kitchen remodel while keeping all the character of the classic bungalow. The now open concept with original hardwood floors, fireplace and built-ins keep the classic charm alive. Fresh Paint on the main level Stainless steel appliances Granite counters Gas range eat in kitchen bar. Two good sized bedrooms on the main level w/ shared full bath. One could be your office. You are going to love the 2nd story. Soaring ceilings and with a Juliet balcony. This space is currently a bedroom/den combo but could be divided into separate spaces 5 Piece ensuite with dual vanity with built-in's Large Walk-in Closet - Downstairs you'll find a huge family room with a fireplace and game room area. Both areas have large egress at garden level letting in lots of light. There built-ins and plenty of storage space as well. Basement has a generously sized 3/4 bathroom. With 914 sqft of finished



space, there are a lot of possibilities. The fully fenced backyard and gorgeous patio area. The sunroom provides additional living area all year round. Roof-2023 Furnace-New 2025 Situated in the heart of Congress Park, this location offers exceptional convenience to restaurants, shops, coffee houses, and wine bars. Cherry Creek and downtown are just minutes away. City energy meets neighborhood charm in Congress Park. FinalOffer.com to track offers in real time

Built in 1923

Essential Information

MLS® #	1045895
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,700
Acres	0.10
Year Built	1923
Type	Residential
Sub-Type	Residential-Detached
Status	Active

Community Information

Address	776 Monroe St
Area	Denver
Subdivision	Congress Park
City	Denver
County	Denver
State	CO
Zip Code	80206

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
Parking	Alley Access
Garages	None

Interior

Interior Features	Study Area, Satellite Avail, High Speed Internet, Eat-in Kitchen, Separate Dining Room, Open Floorplan, Stain/Natural Trim, Walk-In Closet(s), Sunroom, Split Bedroom Floor Plan
Appliances	Gas Range/Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air, Wood Stove
Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Living Room, Basement, Masonry, Fireplace Tools Included
# of Stories	2
Stories	Two

Exterior

Lot Description	Curbs, Gutters, Sidewalks, Fire Hydrant within 500 Feet, Lawn Sprinkler System
Windows	Window Coverings, Wood Frames, Bay Window(s), Sunroom
Roof	Composition
Construction	Wood/Frame, Brick/Brick Veneer, Stucco

School Information

District	Denver District 1
Elementary	Steck
Middle	Hill
High	Washington, George

Additional Information

Days on Market	5
Zoning	U-SU-C

Listing Details

Listing Office	West and Main Homes
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