

Welcome to 4521 Zenobia St. in West Berkeley

The West Berkeley neighborhood is surrounded by popular Denver neighborhoods like "The Highlands", "Sunnyside" & "Sloan's Lake". This **Classic 1911 Bungalow** (ranch style home) is located 1/2 block from Berkeley Lake & Recreation Center which features a swimming pool, recreation Center with a full-sized basketball gym, weight room with cardio equipment and even aerobics, yoga, pilates, zumba & core conditioning classes! Berkeley Park has a HUGE Lake that's perfect for many outdoor activities - including a leash-free dog park where your pooch can run free & get some great exercise - plus it's a great place to meet people in the community and also to strike up new friendships & relationships.

Mechanics Dream Garage! This home boasts an oversized & heated 2-car garage with a 220 electrical sub-panel, engineered engine hoist & additional attic storage space. It also has a second detached 1-car garage plus additional storage & garden sheds with electrical service. The move-in ready home sits on a 6,250 square foot lot, so there is plenty of room for a future addition/remodel.

Exceptionally Priced at \$180,000
Motivated Seller - Bring an Offer Today!

Featuring:

- ❖ 2-Bedroom Bungalow (ranch) Home - Move-in Condition!
- ❖ 4" Solid Birch Hardwood Floors - (under the carpet)
- ❖ Covered Backyard Patio - Perfect for Entertaining Guests
- ❖ Meticulously Manicured Landscaping w/ Sprinkler System
- ❖ Heated Oversized 2-Car Garage - Mechanics Dream!
(plus an additional 1-car garage, storage shed + garden shed)
- ❖ Upgraded Electrical & Plumbing Throughout
- ❖ Dog Lover's Paradise...
(dog run on side of the house + leash-free dog park 1/2 block away)
- ❖ NO HOA fees & Low Denver County Taxes
- ❖ Easy Access to I-70 and a Few Short Minutes to Downtown "LoDo", Coors Field, Invesco Field at Mile High, Pepsi Center, Six Flags, Denver Center for the Performing Arts, Auraria Campus & much more!



*Perfect Starter Home or
Investment-Income Property*



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