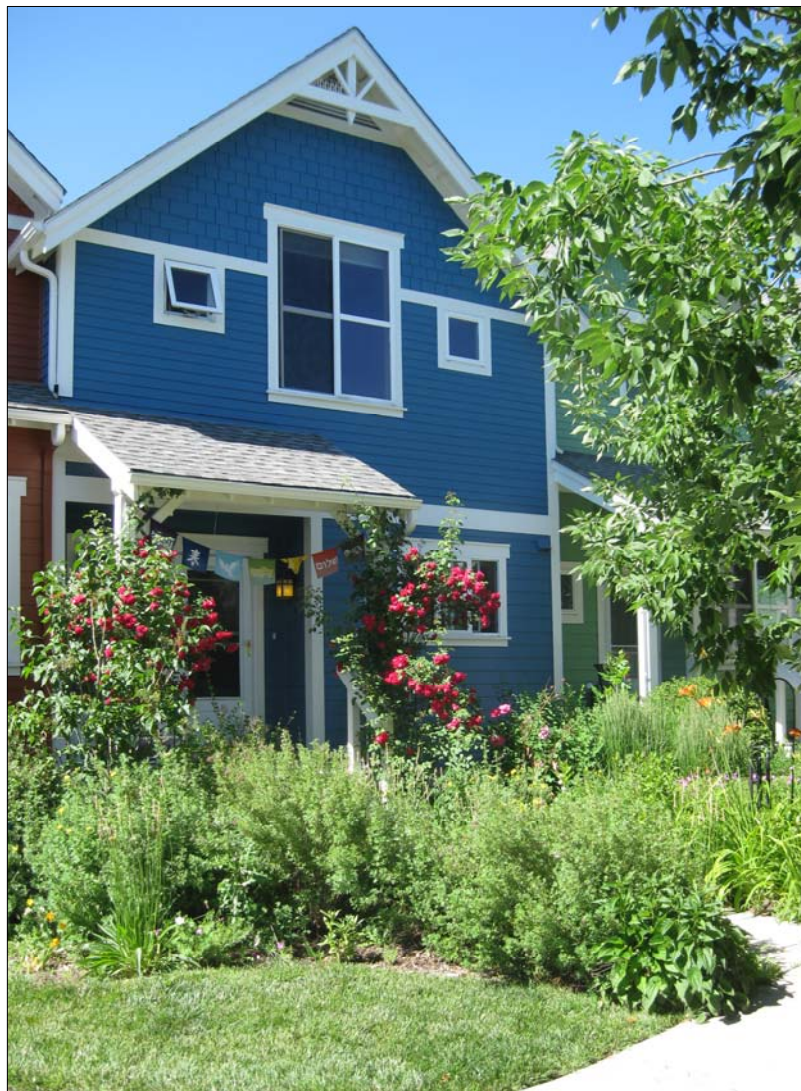


# Home for Rent or Sale at Hearthstone Cohousing Community

4750 W. 37<sup>th</sup> Avenue, Unit 16  
Denver, CO 80212

For Sale at: \$374,000 or Rent at \$1595 / month



- 4 Bedrooms; 3.5 Baths, including large Jacuzzi tub
  - 2024 sq.ft. overall; includes fully finished basement with ample storage
  - Master BR has walk-in closet and skylight.
  - Upstairs bedrooms all have high ceilings & ceiling fans
  - New solid oak flooring throughout 1<sup>st</sup> & 2<sup>nd</sup> levels
  - Solar tube and fresh paint for a bright interior
  - Radiant hot-water heat and well insulated
  - Whole-house fan for effective summer cooling
  - Washer/dryer and all appliances included. Internet-ready cabling
  - Private back patio area
  - Condo ownership structure
  - 4,800 sq.ft. Common House with many amenities, including large kitchen, living room, kid's playroom, laundry, wood shop, fitness center, media room, and guest room
- HOA dues vary with occupancy. Covers most utilities, common house amenities, lawn maintenance, snow removal, and owners insurance.
  - Well-established, active, Cohousing community with twice-weekly meals
  - Located in desirable Highlands Garden Village neighborhood of Northwest Denver, near attractive shops and schools, including 2 blocks from a new Sunflower Farmers Market
  - Carport parking included. Convenient to I-70, I-25, and downtown Denver

Interested renters/buyers contact

Scott Reed at [riseup111-housing@yahoo.com](mailto:riseup111-housing@yahoo.com) or 818-421-4229 (cell)

For more general info on Cohousing, please explore [www.cohousing.org](http://www.cohousing.org)

For specific info about Hearthstone Cohousing Community, please visit [www.hearthstonecohousing.com](http://www.hearthstonecohousing.com)