

FOR SALE: 4530 S. Verbena St. #307. Offered at \$450,000

**Beautiful home with fantastic pond/greenbelt view!**

Current owner purposely moved out before putting on the market so it could be refreshed and made “move-in-ready” for a loving new owner.

Brand new elegant, plush carpeting throughout. Brand new interior paint. All new stainless steel appliances in the kitchen. Electric range features convection oven baking system. Brand new 2” steel, insulated garage door. Brand new window treatments in living/dining areas.

Bright, light, southern exposure with vaulted ceilings on main level. Main living areas offer gorgeous view of large pond, fountain and greenbelt.

Fabulous master suite is 350 square feet, featuring a stunning 2-sided see-through “heat and glow” gas fireplace with marble surround, and adjacent sitting area with view of pond. Second bedroom is a large additional master-suite with separate full bath. Large, open living room has fireplace with Italian marble surround. Formal dining room. Den/study adjacent to living room has custom designed wet bar. Finished basement offers a spacious great room with wainscot tongue- and- groove paneling. Can be a media room, billiard room, office, or adapted / divided to owner’s preference. Third bedroom could also be possible in basement level (non-conforming ) or converting main floor study/den.

Granite and corian counter tops. Beautiful solid walnut kitchen cabinets, with pull out drawers. Plantation shutters. Kohler whirlpool tub in master bath. Newer Trane furnaces and air-conditioning units. Trex deck on patio, overlooking pond/fountain.

For a more complete descriptive, virtual tour, movie and large photo gallery, go to [www.realtor.com](http://www.realtor.com) and search by zip code (80237) and price. I encourage you to see this wonderful home in person by contacting my realtor:

Jack and Lois Bradbury at Remax Professionals. 303-268-4207

Or you can contact me, as owner, directly by email: [klmeldrum@comcast.net](mailto:klmeldrum@comcast.net) or phone (303) 949 1909.