



# 725 E. 6th Avenue Durango CO

\$859,000

1961 Sq Ft

3 Bedrooms / 3 baths

Colorado MLS # 762665



Roomy and Bright! Spacious nine-ft ceilings and well-placed windows make for open, light feel. Welcoming living area includes a large living and dining room that connects with a bright Kitchen with nice views of the garden. Comfortable working kitchen with cozy sitting area, desk, and storage area off kitchen with additional pantry storage possible. Large, functional laundry with extra sink and storage. Half-bath located in hallway between kitchen and laundry.



3 Bedrooms – large master on main floor with room for seating area and walk-in closet. Master Bath has walk-in shower, claw tub and water saver toilet. Two large upstairs bedrooms with ample closets and extra bonus large storage area. Upstairs bath with shower/tub combo and water saver toilet.



Home was architecturally designed and had the oversight of the engineer-owner for utility and comfort. Extremely well built and insulated. Upgraded natural gas furnace supplies circulated domestic hot water and in-floor radiant heat. Natural gas fireplace. Low utility bills. Computer wiring and speaker wiring in living room and upstairs bedroom. All appliances, window coverings, fans, attached lighting fixtures included.



Built in 2001 after the removal of two adjacent homes and the combining of lots. Full 50 X 150 ft lot. Lot size and type allows for legal duplex conversion option or legal ADU – see City for details. Full set of house plans and all subcontractors' plans available. All utilities placed underground with design flexibility for future changes in use if desired – no overheads!

Clean, full alley access to oversized 2-car garage, 22 X28 (616 square feet), 2x6 construction, fully insulated, gas heater, and more parking: 25 X22 ft concrete parking apron. Upgraded electrical wiring, outlets and even 220 for power equipment.



Prime, walkable, quiet neighborhood just minutes from downtown, with friendly, respectful neighbors. Attractive landscaped lot with fully functional irrigation system. Corners are surveyed and marked for possible fencing that neighbors have already agreed to if so desired. Only \$895,000, a very reasonable price for living near, but not downtown.



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