

In Denver's Southmoor Park a Dutch colonial ranch comes on the market at \$650,000



IF YOU GO...

WHERE: 5930 E. Kenyon Ave, Denver; from I-25 west on E. Hampden 1 blk to Ivanhoe, turn south 1 blk to Hillcrest, left

PRICE: \$650,000

WHEN: Today & this week by appt

PHONE: 720-434-8080

Steffen Kaufman shows a 1964 remodeled ranch in Southeast Denver



By Mark Samuelson

In Southmoor Park, a pretty neighborhood of 1960s ranches wrapping Thomas Jefferson High School in Southeast Denver, buyers generally have two options when they arrive: Either expect to spend a couple of hundred thousand to fix the place up; or live in it as-is for awhile, and save the money.

Re/Max Professionals agent Steffen Kaufman will show you a Dutch colonial ranch there today that works well either way, just coming on the market. At 5930 E. Kenyon Avenue, you can find some things you'd change; but the kitchen has already had a nice makeover with stainless 5-burner gas cooktop, new double oven, double dishwashers and double microwave; opening to a morning room set with a broad brick fireplace and to a sunroom added a decade ago, with a tile floor for passive-solar gain in winter, and lots of additional finished space.

The main-floor bedroom arrangement is true to its 1964 origins, with a master that has its own ensuite bath, a second

bedroom with ensuite bath, and two more around a 4-piece hall bath. The basement shows a remodel with new carpet and a fifth bedroom that has its own bath.

Heated driveway, solar sunroom

"You can definitely live in this as-is and be in a popular area close to Cherry Hills, Light Rail, and DTC," Kaufman says. At \$650,000, it's one of only a few homes on the market in the part of Southmoor that's west of I-25 near the high school. "Houses that are priced right sell quickly due to the low inventory," Kaufman notes, adding that prices get MUCH more expensive just a few blocks south, across Happy Canyon Road in Cherry Hills. You'll see a water purification system, heated garage with epoxy floor, and a heated driveway; like the sunroom, a very nice wintertime feature.

Mark Samuelson writes on real estate and business; you can email him at mark@marksamuelson.com. You can see all of his columns at DenverPost.com