

# NOT IN THE MLS!



## 1027 10TH STREET

**5 Bedroom, 2 Bath, 3345 Sq. Ft. \$1,200,000**

- Charming Turn of the Century Home Filled w/ Unique Character!
- Inviting Wrap-Around Covered Front Porch and 2nd Floor Balcony
- Kitchen with Birch Cabinets, Colorful Tiles & Stainless Steel Appl.
- Convenient to CU Campus, Chautauqua, The Hill, Pearl St & Trails
- Large Fenced Backyard, Wood Floors & Good Sized Master Bdrm.
- Currently a Rental But Would Make a Terrific Single Family Home!

## PATRICK DOLAN'S OFFICE

303-441-5642 • [www.patrick-dolan.com](http://www.patrick-dolan.com)

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To Help!*

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