

# 6254 E 122nd Ave

0.11 Acres

Brighton, CO

\$585,000



HAYDEN  OUTDOORS®





## Land Details

Address: 6254 E 122nd Ave,  
Brighton, Colorado 80602, USA

Closest Town: Brighton, CO

Total Acres: 0.11

Deeded Acres: 0.11

Zoning: Res

Elevation: 5023

Estimated Taxes: \$3,358.98 - 2022

## Building Details

Price per sq. ft.: 262

Finished Sq. Ft.: 2237

Unfinished Sq. Ft.: 48

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Basement: Partial finished

Parking Types: Attached Garage

Total # of Spaces: 2

Fence Type: Cedar 7'

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace & Forced Air





### Property Summary

Welcome to this charming and well-maintained home with over 75k in recent upgrades. The stunning new flooring and fresh paint create a clean and inviting atmosphere. The new windows and doors with a transferable warranty offer UV protection and regulate temperature and sound, ensuring a comfortable living environment. For added security, the home is equipped with an ADT alarm system and a Ring doorbell. Step into the backyard and discover the bea







## Improvements

### Interior:

- Downstairs half bath full remodel including the plumbing.
- New paint throughout
- Laundry box is new.
- New floors and carpet except basement and kitchen
- New windows and doors warranty is transferable helps with UV, heat, cold and sound (our energy bill is maybe 100 bucks a month in the summer running the ac) 20-year warranty maybe had them 4 years through renewal by Anderson.
- Nest thermostat
- ADT alarm system
- Nest protects throughout home.
- Ring doorbell
- Keyless entry front with added deadbolt
- Back sliding door has the security lock on the bottom.

### Exterior:

- New exterior paint
- New window wells

### Kitchen:

- Newer appliances
- New garbage disposal & sink

### Master bath

- New mirrors

### Landscaping front and back:

- Rocks, dog run, drip lines in back are on sprinkler system – run about the length of the fences can add plants. Columbine grow by the large rock in the back with drip lines. Three drip lines surrounding the electrical boxes, four along the south fence, 3 or 4 along the west side fence, another three near the patio.
- New stamped patio
- New 7' fence with gate and hardware
- Landscaping in front has a drip lines for the plants in the rocks that can be added to the hose spigot with a timer
- French drains and swale lines
- New backflow
- B-Hyve smart sprinkler system (runs from app, watches precipitation usage etc.







## Recreation

- Glacier peak elementary – amazing school
- Tennis court
- 2 playgrounds within walking
- Tons of kids
- Anything library – Wright Farms summer events, kids' events, concerts, classes community garden, farmers market weekly during the summer
- Park and ride not far for the light rail
- Open space on 120th near the Riverdale animal shelter
- Tons of trails
- Adams County Fairgrounds with tons of family events and concerts
- Adams County Museum
- Golf course
- Near the outlet mall, neat kids' playground there
- Near the orchard mall splash pad and playground along with kids and family events and holiday events
- 2 skate parks, two rec centers – trial winds and carpenter Rec center (wonderful preschool program)
- Carpenter park – paddle boats, carousel, holiday events, seasonal events







## Region & Climate

In Brighton, the summers are hot and mostly clear and the winters are very cold, snowy, and partly cloudy. Over the course of the year, the temperature typically varies from 19°F to 89°F and is rarely below 3°F or above 97°F.

## Location

Located in Brighton, CO (Adams County) near Denver CO and only 20 minutes to the Denver International Airport

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



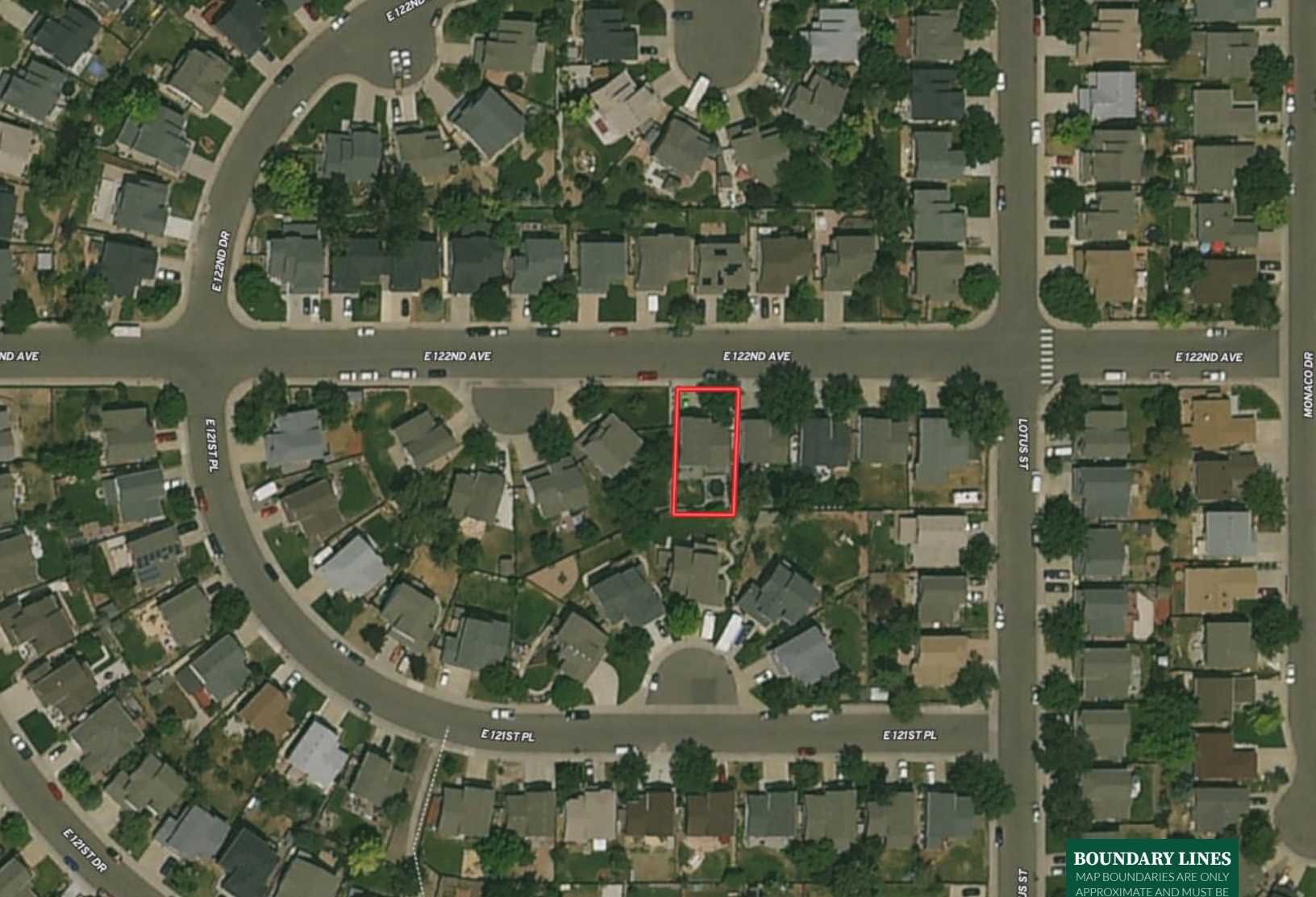
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials

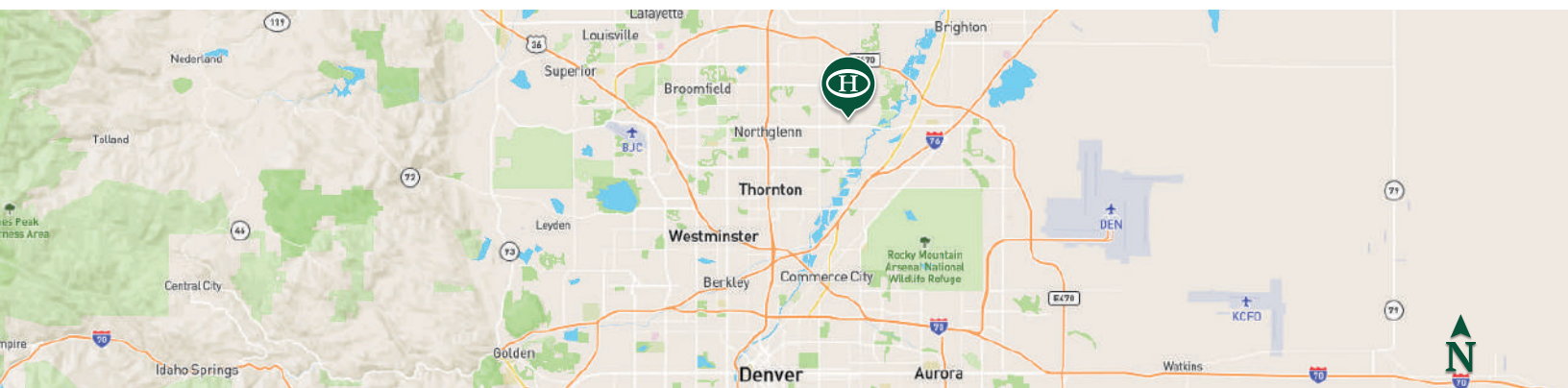






 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



**James Massie**

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