

HOME FOR SALE



415 E Georgia Ave
Gunnison, Colorado
United States

Asking Price
\$550,000

Bedrooms	2	Year Built	
Bathrooms	1	Date Listed	08/04/2024
Size	0	Listing ID	GL-1726956652

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11776237>

Overview

Welcome to 415 E Georgia Ave, a charming and fully furnished 2-bedroom, 1-bathroom home built in 1914, extensively remodeled over the last 10-20 years, and currently used as a short-term rental. Located in the heart of Gunnison, CO, this 964 sqft property has been well-cared for by local Gunnison natives and boasts significant upgrades both inside and out. Entering the home, you'll step into a spacious and welcoming living area with Flooret Modin vinyl plank flooring, modern light fixtures and in-home laundry next to an exterior door which takes you outside to the side patio. Moving through the home, you'll transition from the living room to a remodeled kitchen (2019) equipped with new cabinets, counters, and modern appliances including a gas range, microwave, dishwasher, and refrigerator. Off the kitchen you'll find a full-bathroom updated in 2019 featuring a new toilet, vanity, shower surround, glass shower door, faucet fixtures, radiant ceiling panel and fan. Continuing through the kitchen, you'll be greeted into the open and bright dining room highlighted with vaulted ceilings opening up into the loft/second bedroom, built-in shelving and a second gas stove ensuring warmth and comfort in the colder Gunnison months. The stairs up to the versatile loft space had a new handrail and stair tread installed in 2022 for added safety. The loft can serve as a second bedroom,

home office or home gym for added flex-space. Venturing through the dining room on the main level, you'll find the primary bedroom which is a cozy retreat that has been updated with new carpet in 2021 and has modern finishes and ample natural light from the sliding glass door to the back deck. Not only does this property have the most charming and modern interior appeal, it also offers a private fenced-in backyard with railroad tie garden beds - providing space for yard games, gardens and happy pets! The exterior has been significantly enhanced as well with new landscaping (2016-2019), including a lawn, brick walkway, and side patio. The home's stucco was repainted and the wood siding was stained in 2020, some new windows, exterior doors, and a south-facing deck with a pergola system added in 2022. Situated across from Western Colorado University, just blocks from downtown Gunnison, and near Legion Park and the free RTA bus route stop, this property is in a prime location. Perfect for investors or homeowners seeking a move-in ready home with modern amenities, you don't miss the opportunity to own this beautifully upgraded property in Gunnison!

For more details:

Listed by: Meaghan Nicholl

Contact

Email

Phone