

**RESIDENTIAL LAND FOR SALE**



7247 S Windermere St  
Littleton, Colorado  
United States

Asking Price  
**\$1,575,000**

Parcel Size 0

Date Listed **07/20/2024**

Listing ID **GL-1727019276**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11895361>

## Overview

Back on the market after remodeling the hallway bathroom and updating the basement. Welcome to your urban hobby farm, located in the sought-after Shadycroft Acres. Situated on a 1.36-acre lot, this property seamlessly blends rural charm with urban convenience. Its steps away from the High Line Canal trail and just a mile from downtown Littleton. Opportunities like this are rare! Recent updates include a new kitchen addition with vaulted ceilings and a spacious floor plan, bathed in natural light from skylights and large folding patio doors. The kitchen is an entertainer's delight, features a 4-burner Wolf range with a built-in griddle, Wolf convection/steam oven, Wolf warming drawer, range hood, two sinks, a large center island, and exquisite slab soapstone counters. A walk-in pantry provides ample storage. Natural slate tiles with radiant heat make the kitchen flooring warm and low maintenance. The spacious Great Room boasts a wood fireplace and plenty of space to entertain guests. The main level also includes a Primary Suite with its own bathroom, an additional bedroom, an office, and a den. The basement can accommodate two primary suites with ensuite bathrooms, plus space for customization. The expansive rear flat pasture is perfect for potential expansion, an outbuilding, or a swimming pool. Priced at land value, this property presents a rare opportunity for discerning buyers to make their mark in Shadycroft Acres. Comparable sales, such as 700 Shadycroft Drive, which sold for \$1.915 million in September 2023 (currently undergoing demolition and

redevelopment), underscore the exceptional value of this offering. Notably, the property offers the convenience of public water and sewer connections, unlike others in the area still reliant on septic and well systems. Dont miss out on the chance to own this exceptional property!

For more details:

Listed by: Christel Doremieux

**Contact**

**Email**

**Phone**