

**Win King**  
**KING COMMERCIAL REAL ESTATE**  
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## Full Property View - Client

13678 W 13th Place, Golden, CO 80401

---- **\$395,000 - Active**

Listing



Listing ID: **6732407**  
 County: **Jefferson**  
 Property Type: **Land**  
 Property Subtype: **Unimproved Land**  
 Subdivision Name: **Enclave at Wide Acres**  
 Listing Contract Date: **01/29/2022**  
 Days in MLS: **38**  
 Association: **N** Multiple: **Cov/Rest: N**  
 Tax Annual Amt: **\$3,587**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **SECTION 06 TOWNSHIP 04 RANGE 69 QTR NE SUBDIVISIONCD 224045 SUBDIVISIONNAME ENCLAVE AT WIDE ACRES SUB BLOCK LOT 0004 SIZE: 19810 TRACT VALUE: .455**

MLS Status: **Active**  
 List Price: **\$395,000**  
 Original List Price: **\$425,000**  
 Spec. Listing Cond: **None Known**  
 Assoc Fee Tot Annl: **\$0.00**  
 Tax Year: **2020**

**Recent: 03/08/2022 : DOWN : \$425,000->\$395,000**

### Site & Location Information

Lot Size: **0.45 Acres / 19,810 SqFt**  
 PSF Lot: **\$19.94**  
 Lot Size Dimensions: **128 X 158**  
 Lot Number: **4**  
 Lot Features: **Level**  
 Waterfront Feat: **None**  
 Road Surf/Front: **Paved/Private Road**  
 Exclusions: **None**  
 Is Incorporated: **48**  
 Walk Score: **48**  
 Zoning: **R-1**  
 Fencing: **None**  
 PPA: **\$877,777.78**  
 Vegetation: **Natural State**  
 Road Responsibility: **Public Maintained Road**  
 View: **Jefferson County R-1**  
 School District: **448180**  
 Parcel Number: **County**  
 Zoning Jurisdiction: **County**  
[View Walk, Bike, & Transit Scores](#)

### Water & Utilities

Water Included: **No**  
 Water Tap Paid: **No**  
 Utilities: **Cable Available, Electricity Available, Electricity To Lot Line, Natural Gas Available, Phone Available**  
 Water Source: **Private**  
 Water Tap Fee: **None**  
 Gas Tap Fee: **None**  
 Sewer: **Public Sewer**  
 Water/Mineral Rights: **Electric**  
 Sewer Tap: **No**  
 Gas Tap Paid: **No**

### Farm & Ranch Features

Leased Acres: **None**  
 Current Use: **Residential**  
 Pasture Area: **None**  
 Possible Use: **Parking**  
 Survey: **Boundaries Surveyed**

Parking Total: **0**  
 Garage Spaces: **0**  
 Offstreet Spaces: **0**

### Public Remarks

The property faces Hawthorne Rd (one block east of Denver West Blvd/Colorado Mills Parkway) just north of W Colfax Ave. This offering is the back lot of two parcels of land sit back to back off of a small road off of Hawthorne Rd that services 5 other homes. These parcels are part of a small cul-de-sac subdivision called the Enclave at Wide Acres. An access easement has been platted but not built. The configuration of the two lots being placed front to back provides a buyer with the opportunity to purchase both lots and build one home or to have the opportunity to build two homes. Both lots allow for Accessory Dwelling Units to accompany a primary home. These lots are not being sold separately at this time. Tax id numbers are: 448180 and 448179

### Directions

**You can access the neighborhood easily from I-70 by exiting at Denver West Parkway and heading east to W Colfax Ave. Turn left onto W Colfax Ave heading east then make your immediate right turn at Hawthorne Rd. The Lots are on the lefthand side of the road at the entrance to a private access road that is home to 5 existing single family home. The lots are level and you can see the entire property from the private road.**



All data deemed reliable but not guaranteed.  
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