

827 Chipeta Ave
Grand Junction, CO 81501



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MLS# 20263336



\$425,000

4 Bedrooms | 2 Bathrooms | 1,850 Sqft

Welcome to 827 Chipeta: this 1905 two-story Dutch Colonial has outlasted trends, outlasted decades, and is full of character. Located in the “hug” heart of Grand Junction’s most walkable, bikeable New Urbanism district. Walk to coffee. Bike to the farmer’s market. Stroll to the art museum or progressive dinner party on the block. This was front-porch living and the New Urbanism way before anyone gave it a trendy name. You’ll notice right away: inviting front sitting porch, gorgeous original trim & original built-ins. The living room anchors the main level with a cozy wood-burning stove. What was likely the formal dining room flows openly, naturally from the living space with a large arched entry and more built-ins. The kitchen features a dedicated BUTLER’S PANTRY with heaps of storage. Original windows abound and let in all the LIGHT. As expected with historic downtown homes, the character flows right into the less-than-level floors; over a century of living in their charm!. A dedicated utility room (with washer and dryer included!) keeps the practical side of life contained (think: gear, shoes, dog food, jackets, hats, storage overflow). The non-confirming primary bedroom on the main level offers a 3/4 en-suite with walk-in shower (renovated since 2010). This room could be reimagined as a library, entertainment room or office. Check out the



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