

# Hamptons

INTERNATIONAL



REcolorado

**13050 Hazel Ct, Broomfield, CO 80020**

5 🏠 1 🚗

**£340,000**

**(\$460,000)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Cooling: Central A/C**
- **Heating Type: Forced Air**
- **Water: City Water**

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## Description

Welcome Home! This ranch-style gem is nestled on a quiet cul-de-sac in the highly sought-after Westlake neighborhood. With great bones, a fantastic layout, and endless potential, this home offers an incredible opportunity for those ready to bring their vision to life. Head inside to discover a light-filled open floor plan, featuring a stylish kitchen with butcher block countertops and shaker-style cabinets-perfect for any home chef. The home brings sweat equity and will use some cosmetic TLC-new carpet, fresh paint, and your personal touch-however it's priced well below appraisal to account for these updates. Once refreshed, homes in this neighborhood have sold well above \$500,000, making this a great value for the area. The primary bedroom features dual closets and a private side patio, ideal for morning coffee or quiet evenings. The finished basement adds even more living space, with a large family room, two bedrooms, a bath, and laundry area-perfect for guests, home office, or multi-generational living. Enjoy outdoor living with two patios: one cozy retreat off the primary suite and a spacious backyard patio for entertaining. Location Highlights: " Adams 12 Five Star Schools District " Zoned for Legacy High School " 4.5 miles to Orchard Town Center " 0.6 miles to Paul Derda Rec Center " Conveniently located between Denver (15 mi) and Boulder (16 mi) NOTE: This is a SHORT SALE and subject to lender approval. Don't miss the chance to create instant equity and make this home your own!

































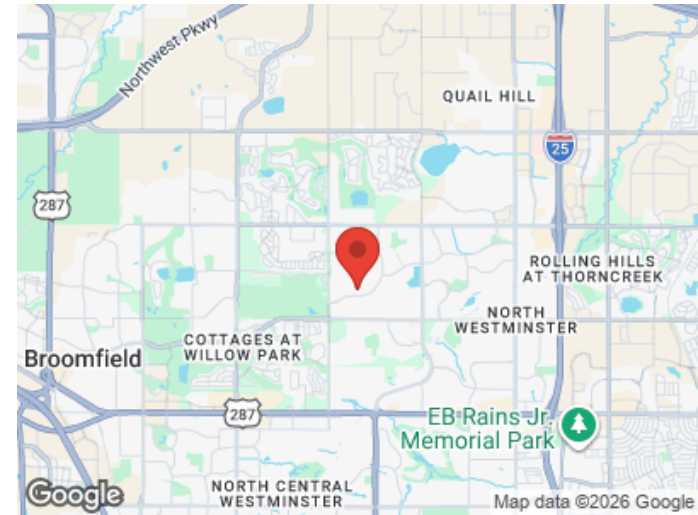
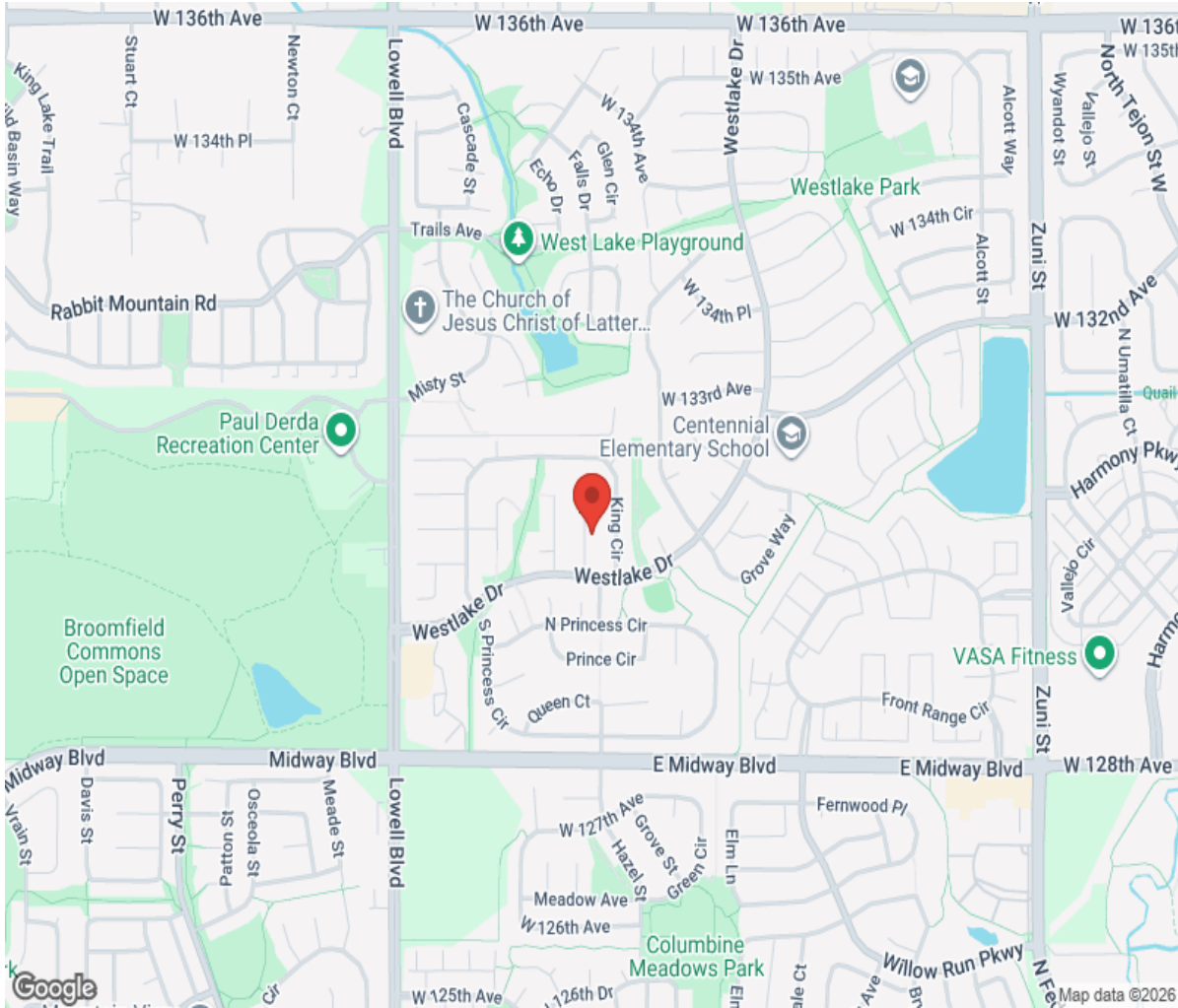








# Location



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