Full Property View

3279 S Pearl Street, Englewood, CO 80113 **$950,000** - Active

Listing ID:	**4035338**	MLS Status:	**Active**
County:	**Arapahoe**	List Price:	**$950,000**
Property Type:	**Residential**	Original List Price:	**$950,000**
Property Subtype:	**Single Family Residence**		
Structure Type:	**Duplex**	Basement:	**Yes**
Levels:	**Multi/Split**	Year Built:	**1940**
Subdivision Name:	**HAWTHORN**		
Listing Contract Date:	**11/18/2025**	Spec. Listing Cond:	**Equitable Interest**
Days in MLS:	**0**		
Association: **N** Multiple: **N** Cov/Rest: **N**		Assoc Fee Tot Annl:	**$0.00**
Tax Annual Amt:	**$5,075**	Tax Year:	**2024**
Special Taxing/Metro District Y/N: **No**			
Tax Legal Desc:	**LOTS 28-30 BLK 6 HAWTHORN**		

Interior Area & SqFt

Building Area Total (SqFt Total):	**2,848**	Living Area (SqFt Finished):	**2,792**	Area Source:	**Public Records**
Above Grade Finished Area:	**1,424**				
Below Grade Total Area:	**1,424**	Below Grade Finished Area:	**1,368**	Below Grade Unfinished Area:	**56**
PSF Total:	**$334**	PSF Above Grade:	**$667**	PSF Finished:	**$340**

Basement: **Finished, Full, Walk-Out Access** Bsmnt Ceiling Ht:
Foundation: Fireplace:
Heating: **Forced Air, Natural Gas**
Cooling: **Evaporative Cooling** HVAC Description:
Exclusions: **All personal property of tenants, and all owner's personal property.**

Bed & Bath Summary

Bedrooms Total:	**5**	Bathrooms Total:	**2**	Bathrooms	
Upper Level Bedrooms:	**0**	Upper Level Bathrooms:	**0**	Full:	**2**
Main Level Bedrooms:	**2**	Main Level Bathrooms:	**1**	Three Quarter:	**0**
Lower Level Bedrooms:	**0**	Lower Level Bathrooms:	**0**	Half:	**0**
Basement Level Bedrooms:	**3**	Basement Level Bathrooms:	**1**	One Quarter:	**0**

Detailed Room Info

Room Type	Feature	Rm Level	Dimensions	Description
Bedroom	**Primary**	**Main**		**Main level bedroom**
Bedroom	**Primary**	**Main**		**Mail level bedroom**
Bathroom (Full)	**En Suite, Primary**	**Main**		**Main level bathoom**
Bedroom	**Primary**	**Basement**		**Basement rental apartment**
Bedroom		**Basement**		**Basement rental apartment**
Bedroom		**Basement**		**Basement rental apartment**
Bathroom (Full)		**Basement**		**Basement rental apartment**

Parking

Parking Total: **3** Garage Spaces: **2** Offstreet Spaces: **1**

Parking Type	# of Spaces	Parking Length	Parking Width	Parking Description
Off-Street	**1**			
Garage (Detached)	**2**			

Parking Features: **Exterior Access Door**

Association Information

Association: **No** Restriction Covenants YN: **No** Senior Community: **No**

Site & Location Information

Lot Size: **0.21 Acres / 9,278 SqFt** Fencing: **Partial**
Current Use:
Lot Features: **Level**
Road Surf/Front: **Alley Paved** Road Responsibility:
Elementary School: **Charles Hay** / **Englewood 1**
Bldg/Complex Name: Middle/Junior Sch: **Englewood** / **Englewood 1**
High School: **Englewood** / **Englewood 1**
Parcel Number: **031032270** School of Choice:
Walk Score: **77** **View Walk, Bike, & Transit Scores**

Building Information

Architectural Style: **Traditional**
Entry Level/Loc: **1/Ground** Unit Count: **3**
Attached Property: **No** Common Walls:
Direction Faces: **East** View:
Construction Materials: **Frame**
Roof: **Composition** Exterior Features:
Patio/Porch Feat: **Patio** Pool Features:

Water & Utilities

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**
Utilities: **Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Natural Gas Available, Natural Gas Connected, Phone Available** Electric: **110V, 220 Volts**

Livable Structures

Living Quarters Type	Dwelling Type	# Beds	# Baths	SqFt	Utility Metering	Amenities	Description
Detached from Main Residence	**Accessory Dwelling Unit (ADU)**	**1**	**1**		**Common Electric**	**Kitchen**	

Public Remarks

THIS IS AN INVESTMENT PROPERTY that can be utilized at a later date as a personal residence once the current lease agreements have expired or been terminated. This property is an up-and-down duplex, with the main-level 1-story home being a separate rental unit from the basement rental unit. The basement unit has a separate outside entrance. There is also a detached ADU rental unit that a tenant currently occupies. The owner has current leases in place for all the units, and the listing agent has all the leases available for inspection and review. The ADU has a heat and cooling unit in the window. The ADU is not currently approved for a rental unit, but a request has been submitted to the City of Englewood for approval. There is no guarantee that the City of Englewood will authorize the ADU to be a legal rental unit, and the seller does not represent that the ADU has been officially approved. All measurements are approximate and are derived from Arapahoe County Records or other sources.

Directions

Google Maps, Apple Maps, Waze.

Confidential Information

Private Remarks: **This is a residential income property, and all three units are currently tenant-occupied with leases in place. All showings require a 24-hour notice for tenants. Listing agent must be present for all showings. The listing agent's phone number is: (303) 564-7630. The property could be sold and later occupied as a single-family residence after the lease period expires for the part that the homeowner wants to occupy.**

Contract Earnest Check To:	**Land Title**			Possession:	**Rental Agreement**
Contract Min Earnest:	**$40,000**	Listing Terms:	**1031 Exchange, Cash, Conventional, Jumbo**		
Title Company:	**Land Title**			Ownership:	**Corporation/Trust**
Investor Blackout End Date:		Docs Available:	**Leases, Rental Average**	Home Warranty:	
Expiration Date:	**04/16/2026**				

Showing Information

Showing Service:	**ShowingTime**				
Showing Contact Phone:	**303-573-7469**	Show Email:		No Showings Until:	**11/18/25**
Showing Instructions:	**Listing agent must be present for all showings. There are three rental units on this property. The main level home, a lower-level rental unit, and an ADU in the back.**				
Occupant Type:	**Tenant**				

List Agent

List Agent:	**Jeff Bernard**	Phone:	**303-564-7630**		
List Agent ID:	**321080**	Mobile:	**303-564-7630**		
		Office:	**303-893-3200**		
List Office:	**LIV Sotheby's International Realty**	Email:	**jeff@bernard.co**	List Office ID:	**LIV02**

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11/18/2025 1:36:59 PM

Characteristics

Lot Frontage:	**75**	Lot Depth:	**125**
Lot Acres:	**0.213**	Lot Sq Ft:	**9,278**
Land Use - County:	**Single Family Resid**	Land Use - CoreLogic:	**Sfr**
Building Type:	**Single Family**	Style:	**RANCH**
Year Built:	**1940**	Bldg Sq Ft - Above Ground:	**1,424**
Bldg Sq Ft - Basement:	**1,368**	Bldg Sq Ft - Finished Basement:	**1,368**
Bldg Sq Ft - Finished:	**2,792**	Bldg Sq Ft - 1st Floor:	**1,424**
Basement Type:	**Finished**	# Buildings:	**1**
Bedrooms:	**3**	Baths - Total:	**2**
Baths - Full:	**2.000**	Stories:	**1.0**
Cooling Type:	**Evap Cooler**	Heat Fuel Type:	**GAS**
Heat Type:	**Heated**	Patio Type:	**Deck**
Garage Type:	**Detached Garage**	Garage Capacity:	**0**
Garage Sq Ft:	**324**	Roof Material:	**Asphalt Shingle**
Exterior:	**Vinyl**	Foundation:	**Concrete**
Quality:	**GOOD**	Equipment:	**DISPOSAL**

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt

Outbldg Parking Res	**S**	**432**
Outbldg Living Res	**S**	**306**
Basement Finish	**S**	**1,368**
Deck	**S**	**258**
First Floor	**S**	**1,424**
Basement Total	**S**	**1,368**
Covered Porch	**S**	**128**

Owner Information

Owner Name:	**303 Residents Llc**	Mailing Address:	**98 Glenmoor Ln**
Mailing City & State:	**Englewood Co**	Mailing Zip:	**80113**
Mailing ZIP 4:	**7123**	Mailing Carrier Route:	**C053**
Owner Occupied:	**No**		

Location Information

Property Zip:	**80113**	Property Zip4:	**2711**
Property Carrier Route:	**C070**	School District:	**Englewood 1**
Elementary School:	**CHARLES HAY**	Middle School:	**ENGLEWOOD**
High School:	**ENGLEWOOD**	Subdivision:	**Hawthorn**
Census Tract:	**005951**	Topography:	**FLAT/LEVEL**
Neighborhood Code:	**HAWTHORN**	Township Range and Section:	**4S6834**
Quarter:	**SE**	Block:	**6**
Lot:	**28**		

Tax Information

PIN:	**1971-34-4-14-014**	Alternate PIN:	**031032270**
Schedule Number:	**197134414014**	% Improved:	**74**
Tax District:	**0010**		
Legal Description:	**LOTS 28-30 BLK 6 HAWTHORN**		

Assessment & Taxes

Assessment Year	2024	2023	2022
Market Value - Land	**$260,700**	**$260,700**	**$175,000**
Market Value - Improved	**$744,200**	**$744,200**	**$444,800**
Market Value - Total	**$1,004,900**	**$1,004,900**	**$619,800**
Assessed Value - Land			**$12,163**
Assessed Value - Improved			**$30,914**
Assessed Value - Total	**$63,643**	**$71,046**	**$43,077**
YOY Assessed Change ($)	**-$7,403**	**$27,969**	
YOY Assessed Change (%)	**-10%**	**65%**	
Tax Year	**2024**	**2023**	**2022**
Total Tax	**$5,074.81**	**$4,476.82**	**$3,137.56**
Change ($)	**$598**	**$1,339**	
Change (%)	**13%**	**43%**	

Last Market Sale

Sale Date:	**05/07/2021**	Sale Price:	**$852,000**
Price per SqFt - Finished:	**$305.16**	Document Number:	**0000D1063030, 0000B3226043**
Deed Type:	**Special Warranty Deed**	Owner Name:	**303 Residents Llc**
Seller Name:	**Carnrick Amy**		

Listing History from MLS

ListingID: 4035338 Sts: Active
Parcel #: 031032270

3279 S Pearl Street, Englewood, CO 80113
Residential, Single Family Residence

LA: Jeff Bernard
LO: Liv Sotheby's International Real

Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
11/18/2025	New Listing	ACT-> $950,000	**11/18/25 - 12:34 PM**	0

ListingID: 8642760 Sts: Closed
Parcel #: 031032270

3279 S Pearl Street Lot Lot 29-30, Englewood, CO 80113
Residential, Single Family Residence

LA: Lisa Chirico
LO: Re/Max Professionals

Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/07/2021	Closed	($852,000)	**05/10/21 - 11:00 AM**	12
03/11/2021	Pending	ACT->PND	**03/16/21 - 03:37 PM**	12
03/04/2021	New Listing	ACT-> $849,000	**03/04/21 - 01:15 AM**	
03/02/2021	Coming Soon	INC->CSN	**03/02/21 - 03:21 PM**	

ListingID: 9825554 Sts: Closed
Parcel #: 031032270

3279 S Pearl Street, Englewood, CO 80113
Residential, Single Family Residence

LA: Brooke Wilson
LO: Banyan Real Estate Llc

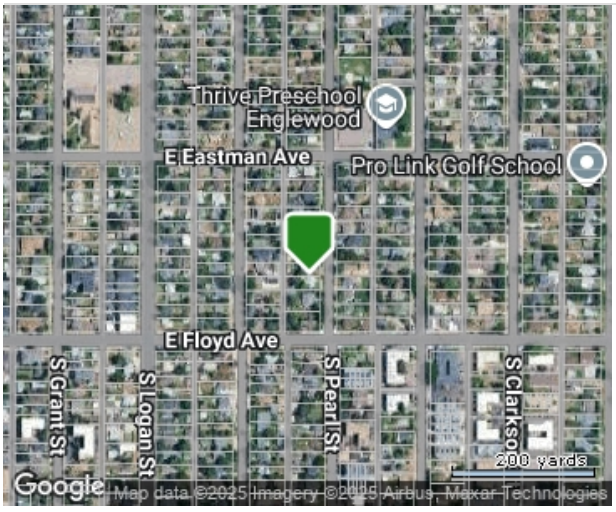
Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
03/03/2017	Closed	($482,500)	**03/03/17 - 02:58 PM**	4
01/30/2017	Pending	ACT->PND	**01/30/17 - 08:15 PM**	4
01/26/2017	New Listing	ACT-> $489,000	**01/26/17 - 01:30 PM**	

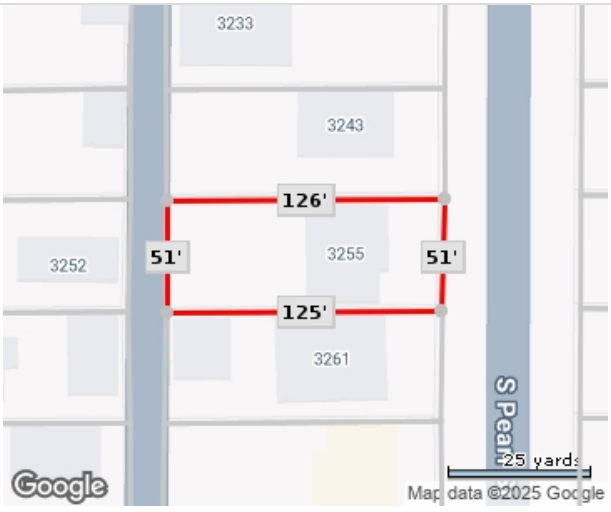
Sale History from Public Records

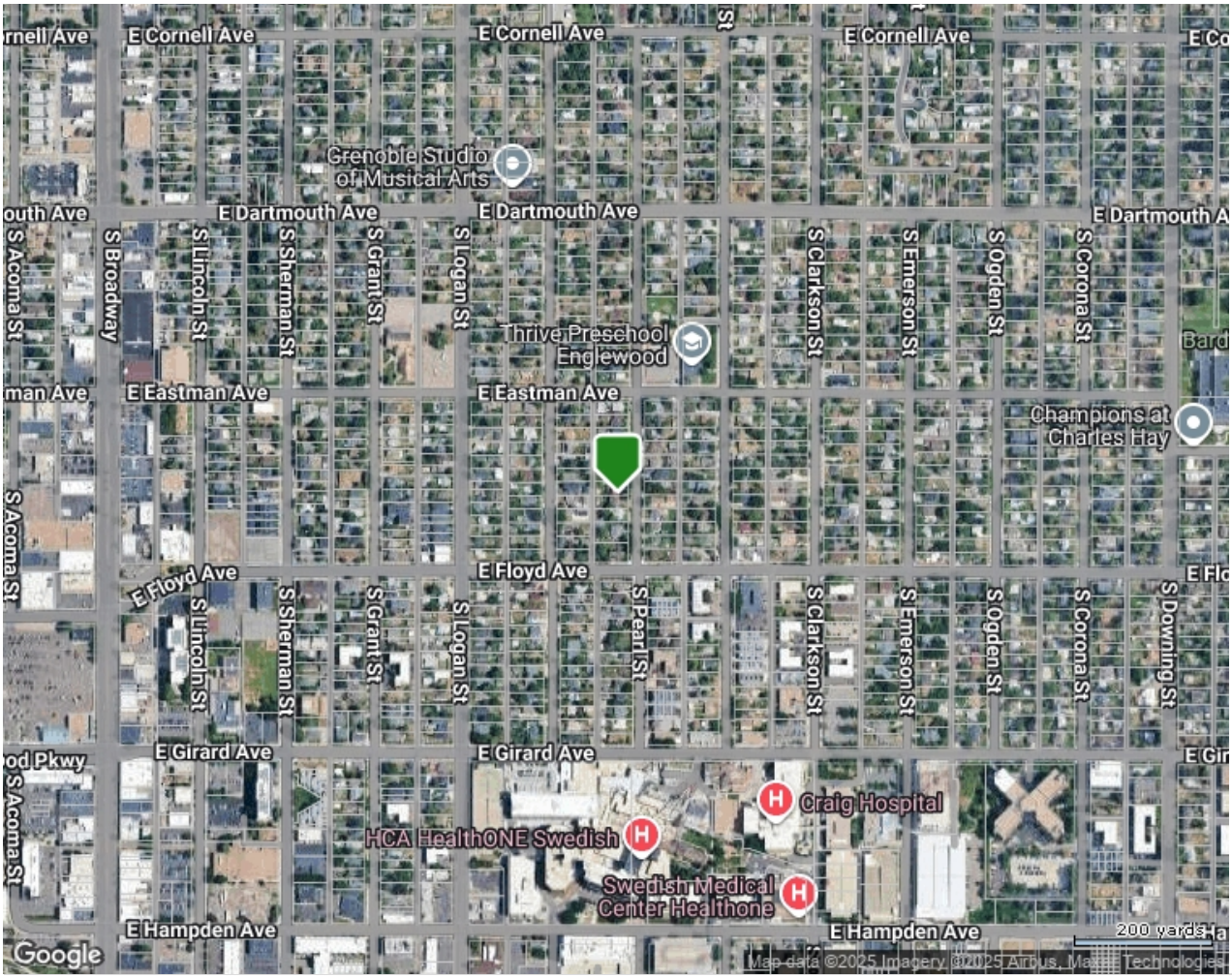
Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
05/07/21		Y	303 Residents Llc	Kelley Bruce A & Evan A	E1075867	Quit Claim Deed		
05/07/21	$852,000		Kelley Bruce A & Evan A Kelley Evan A	Carnrick Amy	E1075865	Special Warranty Deed	Prestige Title	
03/03/17	$482,500		Carnrick Amy	Fisher Judie	D7025577	Warranty Deed	Capital Title	
08/26/16	$430,000		Fisher Judie	Johnson Sarai M	D6095320	Warranty Deed	Capital Title	
05/03/02	$252,000		Johnson Sarai M	McDermott Sheena	B2086818	Warranty Deed	Land Title Corp	
03/29/01	$236,000		McDermott Sheena	Schulze Eric P & Jessica L	B1056256	Warranty Deed	Chicago Title Co	
11/11/99		Y	Schulze Eric P & Jessica L Schulze Jessica L	Eatherton Jessica L	A9183432	Quit Claim Deed		
02/10/99	$160,000		Eatherton Jessica L	Delzell Lucile B	A9028259	Special Warranty Deed		

Mortgage History

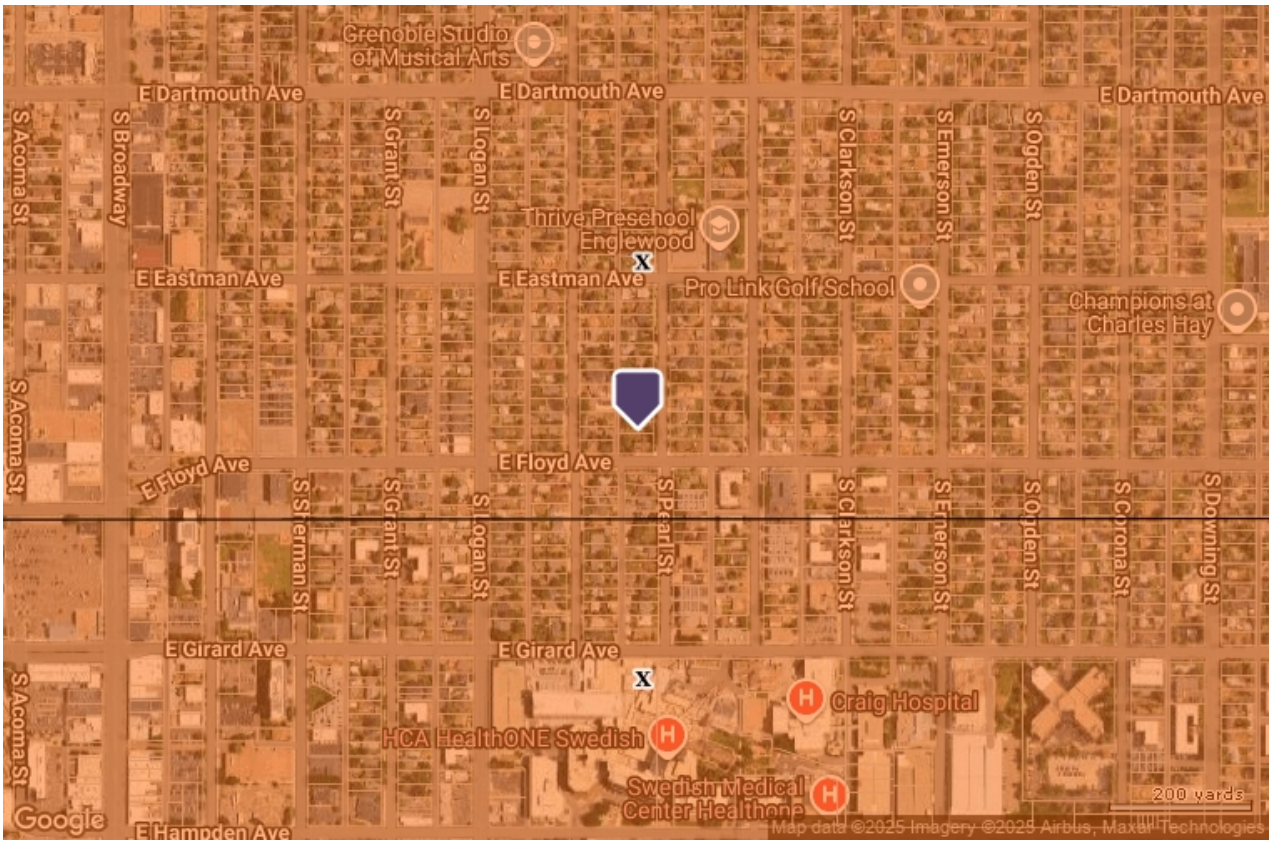
Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s):	Title Company
05/10/21	$585,000	Universal Lending	CONVENTIONAL	YEARS	30			Kelley Bruce A Kelley Evan A	
07/25/18	$60,000	State Farm Bk Fsb	CONVENTIONAL	YEARS	25		ADJUSTABLE INT RATE LOAN	Carnrick Amy	Accurate Equity Grp
03/06/17	$432,500	State Farm Bk Fsb	CONVENTIONAL	YEARS	30			Carnrick Amy	
07/05/11	$111,000	Universal Lending	CONVENTIONAL	YEARS	30			Johnson Sarai M	Title Assure Inc
04/20/04	$40,000	Usaa Fsb	CONVENTIONAL	YEARS	20		FIXED RATE LOAN	Johnson Sarai M	
06/26/03	$144,650	Abm Mtg Llc	CONVENTIONAL	YEARS	30		FIXED RATE LOAN	Johnson Sarai M	Security Title Co
05/09/02	$145,000	Principal Resid'l Mtg Inc	CONVENTIONAL	YEARS	30		FIXED RATE LOAN	Johnson Sarai M	
04/16/01	$224,200	Cherry Creek Mtg	CONVENTIONAL	YEARS	30			McDermott Sheena	







Flood Zone Code:	**X**	Special Flood Hazard Area (SFHA):	**Out**
Flood Zone Date:	**12/17/2010**	Flood Community Name:	**ENGLEWOOD**
Flood Zone Panel:	**08005C0161K**	Within 250 feet of multiple flood zone:	**No**
Flood Code Description:	**Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**		



Coastal 100-Year Floodway **Coastal 100-year Floodplain** **100-year Floodway** **100-year Floodplain**

Undetermined **500-year Floodplain incl. levee protected area** **Out of Special Flood Hazard Area**

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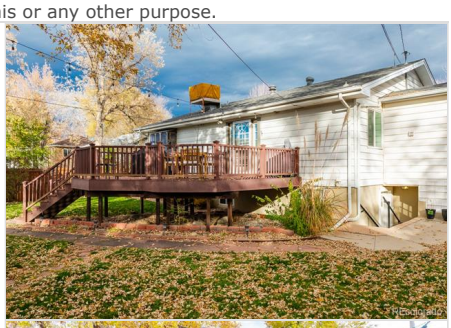

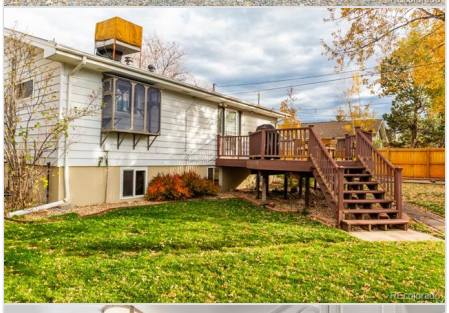

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