

JUST LISTED

2 BD 2 BA 764 SF \$1,199,000

10,000 SF Lot

South Park

1738 33rd Street

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About

GREAT DEVELOPMENT OPPORTUNITY – Charming home tucked away in a prime South Park location on a stunning 10,000 sq ft canyon lot. Comprised of two 5,000 sq ft parcels (note: price history may not reflect the vacant lot), the site offers exceptional flexibility...expand the current structure, add ADUs, construct multiple homes, or design a custom dream home. Positioned at the end of a quiet cul-de-sac, it boasts tranquil canyon and neighborhood views.

Zoned RS-1-1 (FAR 0.45) and RS-1-7 (FAR 0.60), the site can accommodate approximately 5,225 sq ft of new construction, with potential sq ft bonuses for ADU's. The existing 2 bed / 1.5 bath house has been tastefully improved with a remodeled kitchen, all-new flooring, refreshed full and half baths (including a laundry area), new skylights, interior and exterior paint, an upgraded electrical panel with EV charger, a reinforced foundation and a recent landscape clean-up.

Step outside and enjoy peaceful canyon trails perfect for hikes or dog walks. Just a short stroll to local cafes, boutiques, and restaurants. South Park residents also enjoy vibrant neighborhood traditions, including the quarterly Walkabout and December's festive Tree Lighting.



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