

# The Nicest Duplex in Berkeley Views of Lake, Park, and Mountains!



4568 Xavier Street

Welcome to 4568 Xavier St., a 2020 constructed, custom-built, meticulously maintained, better-than-new stucco & stone 3200 sq ft+ contemporary masterpiece. Indulge in its luxury amenities, while being steps away from Berkeley Lake/Park, the Scheitler Recreation Center, Dog Park, and the limitless dining and shopping opportunities of the booming Tennyson St. district, just steps away. In fact, 5280 Magazine ranked Berkeley as #3 out of all Denver neighborhoods for 2023. This home holds the distinction of being the last three story home to be built in Berkeley – assuring the next steward of this home will never lose their striking views. Owners are also including a 1-yr home warranty!

**Price: \$1,399,000**

*\*Reduced from \$1,595,000 to offset higher interest rates*



Main Living Space:  
2,323 sq ft

Full Finished Basement:  
972 sq ft

Total Finished Space:  
3,248 sq ft

**Contact Us to Schedule a Private Showing**

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Denver, CO 80212  
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**VISIT THE WEBSITE  
FOR PHOTOS/VIDEOS  
AND MORE!**

[www.4568Xavier.com](http://www.4568Xavier.com)