

# Abacus Financial Inc Mortgage Lenders



## 424 S DAHLIA STREET Offered for \$1,100,000



	Conventional 30 year 5% down	Conventional 30 year 20% down	FHA 30 year 3.5% down
Down Payment	\$55,000.00	\$220,000.00	\$38,500.00
Loan Amount	\$1,045,000.00	\$880,000.00	\$1,080,076.25**
Interest Rate	5.125%	5.125%	5.25%
Estimated APR	6.29%	5.26%	6.23%
Principle & Interest	\$5,665.69	\$4,771.11	\$5,938.24
PMI / MIP	\$679.25 monthly	\$0	\$495.03 monthly
Taxes & Insurance	\$808.96	\$808.96	\$808.96
<b>Total Monthly Payment</b>	<b>\$7,153.90</b>	<b>\$5,580.07</b>	<b>\$7,242.23</b>
<b>Total Cash To Close</b>	<b>\$23,097.67</b>	<b>\$20,099.83</b>	<b>\$23,170.17</b>
Minimum gross monthly income needed to qualify (based on Housing cost ratio only)			
	\$25,549.64	\$19,928.81	\$23,362.05

\*Excessive additional debt beyond housing expense may disqualify applicant

\*\* Loan includes \$18,576.25 financed MIP

**HUNTER COMBS, Loan Officer**  
303.962.6777 x 225 office  
720.436.3224 cell  
[hcombs@abacusfinancial.com](mailto:hcombs@abacusfinancial.com)

424 Dahlia Street, Denver CO 80220

Realtor Logo Here



## Features

- 4 Bedrooms
- 4 Bathrooms
- 3,772 Finished square feet
- 2 car attached garage
- Master suite with five piece bath
- Vaulted ceilings with skylights
- Maple cabinets and granite countertops
- Double-pane windows
- Fully finished basement

*Offered at \$1,100,000*

**Lovely brick Tudor home located in the Hilltop neighborhood of southeast Denver. Built in 1937, this home offers a sunny, open floor plan with 2 bedrooms on the main level, an exceptional Master Suite on the upper level, and a Guest Suite in the garden level basement. Enjoy the best of old and new, with period details blended perfectly with modern conveniences. The Master Suite features his & her walk-in closets, a separate sitting room/ study with gas fireplace, and a 5-piece Master Bath.**

MLS #

Want to schedule a showing?

Contact

Your Name

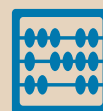
Address Line 1

Address Line 2

Phone

email

Preferred Lender



Abacus Financial Inc  
Mortgage Lenders

[www.abacusbiz.com](http://www.abacusbiz.com)