

1875 1br (9002 USD)



Location **Colorado**
<https://www.genclassifieds.com/x-629223-z>

Location, location, location - it's Fantastic. LOHI LOFT W/ VAULTED CEILINGS MASTER SUITE BAMBOO FLOORS, GRANITE COUNTERTOPS MAPLE CABS UNDERGROUND PARKING. STEPS TO LOLA, VITA, ROOTDOWN AND OTHER LOHI AMENITIES. PARK FRONT PROPERTY WITH THE BEST VIEWS IN DENVER.

SUPER close to everything. Steps to restaurants, LoHi Athletic Club, Scarlet hair salon, dentist office, Green Shirt dry cleaner, park, bars, b-cycle station, Corepower, Old Major, Williams and Graham, Avanti, Lola, Linger, Little Man, Highlands Farmers' Market, REI, Platte Street, Natural Grocers, Downtown, and Auraria.?

Views!
Top corner unit (31st and Tejon). Unobstructed views of Coors field and downtown - both from the balcony, the dining kitchen table and the second floor (while working at office desk).

Quiet! - not a big rental place.
It is a block away from Williams and Graham (on one side) and Linger/Little man (on the other side) and yet it is far enough to be quiet, so you won't hear any noise, and this being a private condo you have two quiet neighbors (owners), and only share one concrete wall with one of them (it's a corner unit).

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Details for 2034 W 31st Ave:

900 sq. ft.

Hardwood (bamboo) - 1st floor; carpet - 2nd floor

Dishwasher/Microwave

In-unit washer and dryer

Assigned parking in covered and secured garage attached/below the unit + garage storage unit (for your skis, snow tires, etc.) + secure bike storage in the garage

Walk Score 89/100 (Very Walkable)

Transit Score 70/100 (Excellent Transit)

There's a B-cycle station right next door

Rent: \$1875 (parking + all utilities included, except for (1) gas/electricity, (2) cable and internet) - electricity/gas [one Xcel bill] runs about 60-80 in the summer and 40-60 in the winter.

Deposit: \$1875 (unfurnished), \$2875 (furnished)

Lease terms: 12 months (if you sign a longer term lease, we can negotiate the price); lease application and credit check.

Available 9/4 with some potential for flexible move-in date. Email for a showing.

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