

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).

Furnished Option!
 If you want a furnished unit (1875/month), I will give you the furniture (sofa, TV, couch, dining table, etc.) you see in the photos. You can also choose to furnish it by yourself. The most important thing is that you see the photos and you can see the unit in person. The unit is a corner unit with high ceilings, Great light (large windows on the other 3 out of 4 walls), and an amazing open floor plan. There's an in-unit washer and dryer. The bedroom (on 2nd floor) has a great closet, and on the first floor there are couple closets. There's private entry and an assigned parking spot in the covered garage attached/below the unit.

Pictures of the view are taken from the balcony with my phone (owner of the place).

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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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