

1100 2682ft2 (,,2660.. USD)



Location **Colorado**
<https://www.genclassifieds.com/x-731923-z>

Some details about the property:

- 2,682 sqft
- 4 BR, 4 full bath
- washer and dryer in unit
- new hardwood floors, fixtures, lights, carpet, and paint throughout
- open living room with gas fireplace
- east facing balcony
- attached two-car garage
- great location close to DU (10 min walk)
- 1 min walk to bus stop
- 20 min walk to light rail
- I-25 is 3 minutes away by car
- plenty of guest parking\
- guest room on 1st floor is available if you have family visiting

Available Date: now

Rent: \$1,100, 1 private bedroom, private full bath, parking in attached 2-car garage

Lease: Month to Month, one month notice

Utilities: all utilities included in rent

References: Personal references and background check required

Pets: No pets please

Smoking: No smoking please

1st floor room in the Denver University of Denver. The top floor has a bedroom, full bath, and a car. The room is close to Yale St. and the university. It was recently updated with new hardwood floors, fixtures, lights, carpet, and paint throughout. There is also a spacious laundry room. The finished basement has a bedroom with a 1/4 bathroom. There is an attached two-car garage with new epoxy-coated floors and plenty of guest parking. The front patio overlooks a beautiful terrace.

Rent is \$1,100 per month (month-to-month basis, unfurnished) and includes private bedroom with a closet (see first picture), your own full bathroom, and a parking spot in the attached two-car garage. If you



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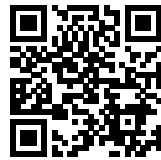
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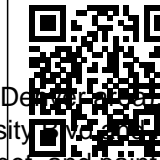
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need furniture for your room you can use some of mine. We would be sharing the living room and kitchen. If you have any furniture that you want to have in the living room please let me know.

A little bit about me. I (male) grew up in Austria moved to Ohio in 2006 for graduate school, and then came to Denver in 2012 to join the faculty at the University of Denver. I like to keep things clean and tidy and I am looking for a housemate who shares this preference. In my free time I enjoy reading, lifting, cycling, hiking, skiing or visiting friends. Although I really like animals, I don't have any pets myself. This is a great place for the serious student or the serious young professional. Both male and female housemates are welcome. No smoking, no pets please.

Please send me an email and I am more than happy to answer your questions either by email or phone.