

1600 2br (8002 USD)



Location **Colorado**
<https://www.genclassifieds.com/x-774910-z>

QR Code Link to This Post 2bedrooms
1 bath
1car garage
1 private parking stall
Front yard with fance

Perfect for graduate students or professionals!! So close to light rail for extremely easy commute.

Recently remodeled
Has newly refinished hardwood floors.
Tiled kitchen and bathroom floor
Very clean and free of mold.
Bathroom fan.
Maple kitchen cabinets
All black Stainless steel appliances.
Dishwasher
Microwave
Refrigerator(water filtration system, ice dispenser)
Glass top electric stove
Stacked washer and dryer IN utility closet

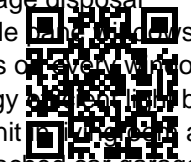
Garbage disposal
Double hung windows
Blinds on every window
Energy efficient light bulbs throughout the house
A/C unit in the garage area.
1 detached car garage, power and remote control. (Garage is privately divided) with top and bottom cabinets for storage.
1 extra private parking stall
Off street parking
Extra storage space on garage attic
Very friendly and safe neighborhood



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This home has a small dinning area. Large living room
Clean and update kitchen.

Half block from Perry light rail station. (W line)
Walking distance to Sloan's Lake
Very accessible to I-25 and Broncos stadium
Walking distance to 7-11, Starbucks, McDonalds, restaurants in Colfax, liquor stores and parks.

PROSPECTIVE TENANT

No evictions
No sec 8
2 adults or 2 adults and 2 kids Max
Absolutely NO SMOKING inside the house!!!!
Tenant must have good rental history
Tenant must have good credit
Tenant must sign up whit Xcel before getting the key
Tenant must get renters insurance before getting the key
Tenants income must be at lease 2 times the rent.
Tenant is responsible for landscape maintenance

PETS+ FEES

\$400 pet nonrefundable deposit (per pet)
\$50 pet rent per pet (monthly)
\$25 water fee per month
\$50 non-refundable application fee. (covers background and credit check)
\$1600/month
\$1600 refundable security deposit
800sqf.

Minimum of 1 year lease.
Landlord pays for sewer, garbage and recycling.

Call Froy at for a private showing. Text msgs would be a faster response.