

# 1600 2br (8002 USD)



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

- QR Code Link to This Post 2bedrooms
- 1 bath
- 1 car 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 windows  
 Blinds on every window  
 Energy efficient light bulbs throughout the house  
 AC unit in 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 dining 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.