

Single Family



716 SQFT



1 Bed



1 Baths

## PROPERTY DETAILS

Spacious, light and bright, rare top-floor condo in a historic Cap Hill building! Open floorplan with a spacious kitchen offers plenty of cabinets and all major appliances - refrigerator, microwave, dishwasher and stove. With the open floor plan, you have plenty of natural light illuminating the home. The large living room provides a cozy feel with the decorative fireplace and gives access through giant French doors to a beautiful, large, summer-shaded balcony. Additional features include an in-unit washer and dryer, beautiful hardwood floors, and updated bath. The unit comes with a reserved parking space and secured building access, . With this amazing location there are over 50 restaurants and bars, close proximity to Trader Joes, King Soopers, and Safeway! Easy access to just about everything, minutes to RTD, close to Downtown and Cherry Creek bike path. Close to Cheesman Park. Easy access to E Colfax Ave and I-25.

We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.



**Taylor Haas**

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<https://www.coloradorpm.com/available-rental-properties-denv>

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for more  
property  
details



Things to know about this property:

- \*No smoking.
- \*Renter's insurance is required.
- \*Tenant is responsible for Electricity bill only. All other utilities are included!
- \*Maximum of two indoor cats allowed. No dogs.
- \*Monthly pet fee of \$35 per pet.
- \*Non-refundable pet fee of \$165 for the first pet and \$100 for each additional pet.
- \*Refundable deposit of \$250 per pet
- \*Refundable security deposit equivalent to 1x to 2x of one month's rent
- \*Nonrefundable lease initiation fee equivalent to 10% of one month's rent
- \*\$10 per month resident amenity fee
- \*Other terms, fees, and conditions may apply. All information is deemed reliable but not guaranteed and is subject to change.

All applicants over the age of 18 must submit an individual rental application AND pay a non-refundable \$35 application fee. Only complete applications will be processed.

The following criteria must be met in applying:

- \*TransUnion Vantage score of 620 or above. A score of 619 – 550 will require an additional deposit. All scores below 550 will be declined.
- \*Gross income must be equal to 3x the monthly rent. Applicants must provide pay-stubs covering 30 consecutive days of gross income. If self-employed, tax returns must be provided.
- \*Felony convictions for sex offenses, stalking, manufacturing and/or distributing a controlled substance, and crimes resulting in the death of another person will be cause for denial. No registered sex offenders will be approved. Other felony convictions in the past 5 years may be cause for denial of the application pending the nature of the offense.
- \*No evictions or outstanding balances in the past 7 years.
- \*Bankruptcies must be discharged for 5 years with no new past due accounts.
- \*Applicants will be required to provide a copy of a valid form of identification.
- \*If applying with a co-signer, all of the screening requirements must be met but gross income of the co-signer must be equal to or greater than 5x the monthly rent.

All photos are of the actual property unless noted are only representative of the size and space of the interior. Applicants must view the property in person or virtually to determine if the property is acceptable to their needs and wants.

To view this property in person or virtually, please visit our website at: <https://www.coloradorpm.com/available-rental-properties-denver-fort-collins/>. The accuracy of this ad and current availability of this property can only be verified by visiting our website. All other outside sources should be deemed unreliable.

For questions and more information, please email [LC@coloradorpm.com](mailto:LC@coloradorpm.com)



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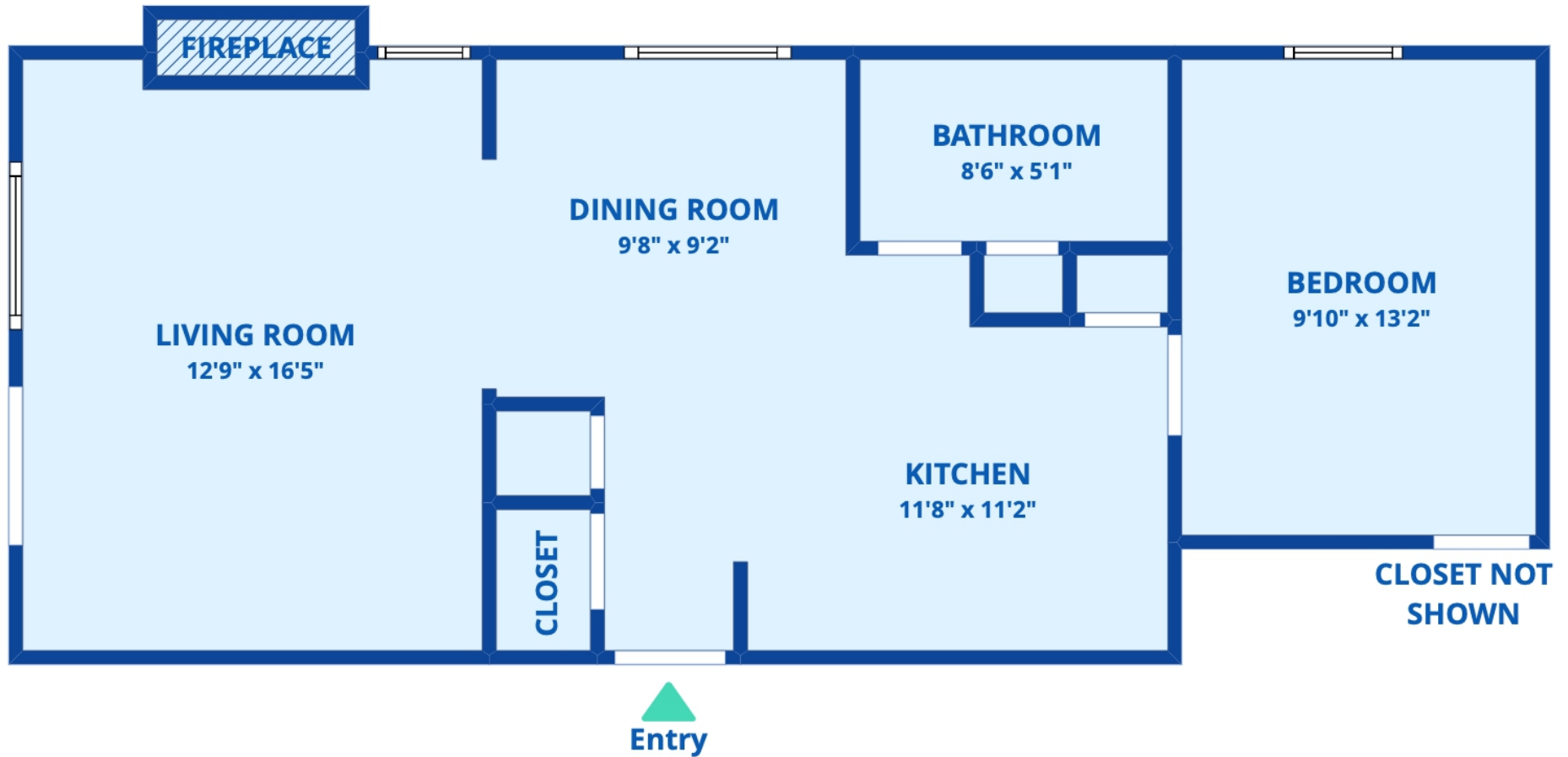
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All dimensions are approximate and subject to independent verification.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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