



Single Family 1242 SQFT

PROPERTY DETAILS

VIRTUAL TOUR:

<https://vrtourhosts.com/listing/36698>

Amazingly upgraded and well-maintained townhome in highly desirable Broomfield community Arista. You'll fall in love with this home the moment you see its fabulous curb appeal with modern styling and great brick exterior right on the community "yard." Inside you'll notice the upgrading right away. A fabulous mudroom with a storage closet greets you just off the 2-car attached garage. Upstairs the heart of the home is the fabulous and spacious family room with a Cosmo gas fireplace, big windows that flood the space with natural light, and the truly gourmet kitchen with an entertainer's island, slab granite counters, upgraded cabinetry, integrated home command desk, and stainless appliances. You will love to entertain and unwind in this space! Upstairs the master suite is quite luxurious with an en-suite luxury bath, and there is a second bedroom/full bathroom suite as well. New carpet throughout! Enjoy Colorado's famous outdoors from your covered front porch or covered deck. Minutes from restaurants, coffee shops, and bars! Easy access to the Boulder Turnpike, 287 and



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



Wadsworth Pkwy.

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.

Things to know about this property:

- *No smoking.
- *Renter's insurance is required.
- *Tenant is responsible for gas and electricity.
- *Maximum of two indoor pets - NO CATS. Small dogs under 25 lbs only. (breed restrictions apply - (<http://www.coloradorpm.com/tenant-frequently-asked-questions/>)).
- *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.
- *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 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

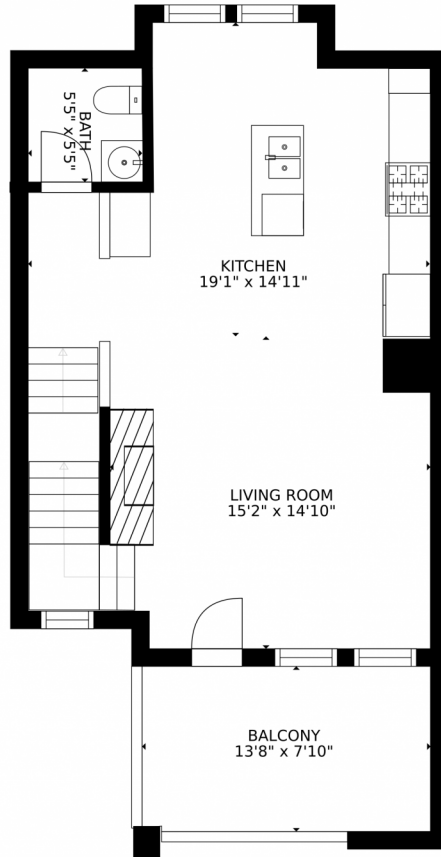


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GROSS INTERNAL AREA
FLOOR 1: 141 sq. ft. FLOOR 2: 532 sq. ft.
FLOOR 3: 515 sq. ft. EXCLUDED AREAS:
PORCH: 101 sq. ft. GARAGE: 358 sq. ft.
BALCONY: 107 sq. ft.
TOTAL: 1189 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

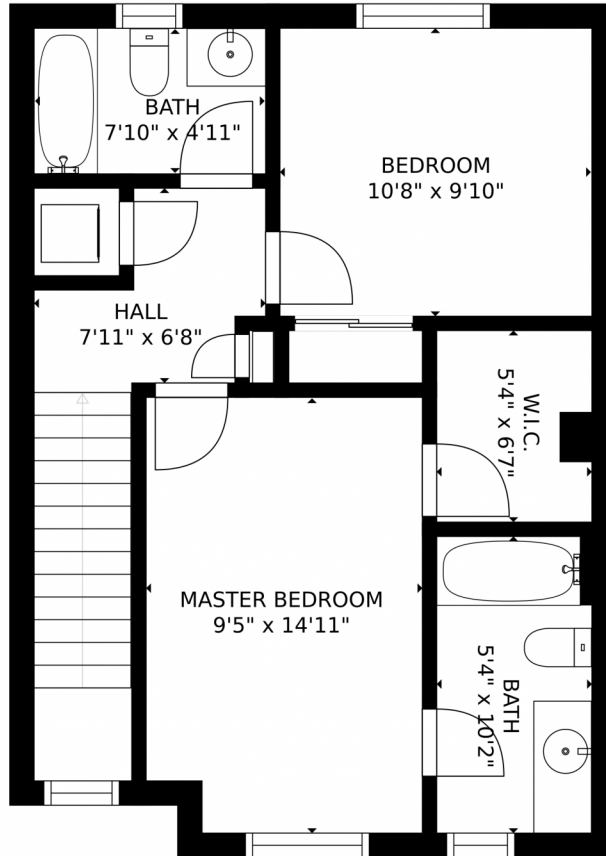
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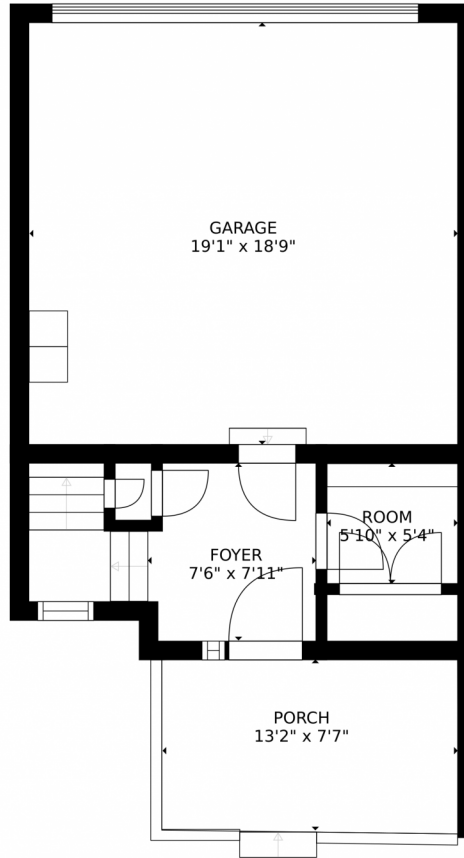
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11288 Colony Circle, Broomfield, CO 80021 – All Levels



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