

Single Family



1365 SQFT

## PROPERTY DETAILS

VIRTUAL TOUR:

<https://vrtourhosts.com/listing/36700/tour>

This gorgeous three-level townhome is move-in ready! The main level has a living room, kitchen, and dining room with a unique half bath. On the second level, the master bedroom has dual walk-in closets and an attached bath. This level also has another bedroom and full bathroom. The lowest level is a large, 1 car attached garage with a large area that can be used for storage or exercise area. There is an amazing large roof-top deck with panoramic views of the city! This home is located close to all the best that Denver has to offer - parks, shopping, and restaurants galore. Near to Coors Field, the Denver Public Library, The Denver Zoo, and the Museum of Nature and Science, and the 16th Street Mall! Easy access to Colfax and I-25.

Things to know about this property:

\*No smoking.

\*Renter's insurance is required.



Taylor Haas

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

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for more  
property  
details



- \*Tenant is responsible for gas and electricity. Water, Sewer, Trash and snow removal are included.
- \*Maximum of two indoor pets. Cats and dogs under 50 pounds 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.

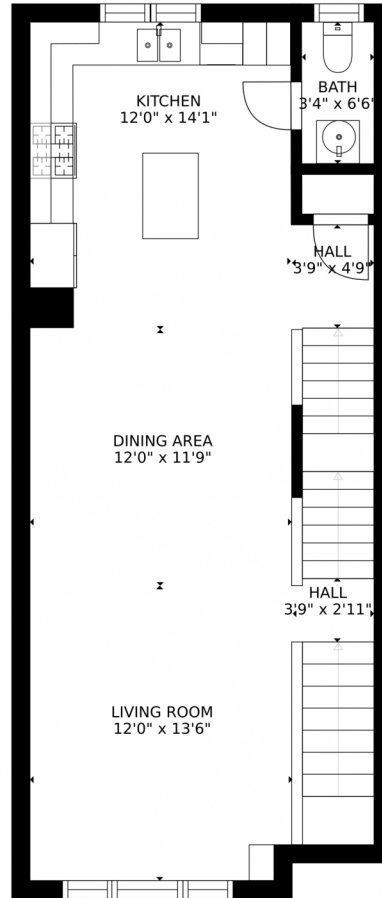
For questions and more information, please email [LC@coloradorpm.com](mailto:LC@coloradorpm.com)



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# 2249 Glenarm Place, Denver, CO 80205 – Main Level



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

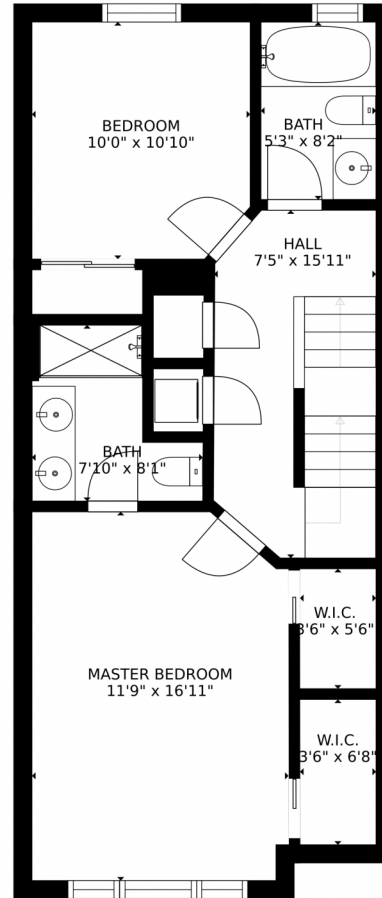
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2249 Glenarm Place, Denver, CO 80205 – 2nd Level



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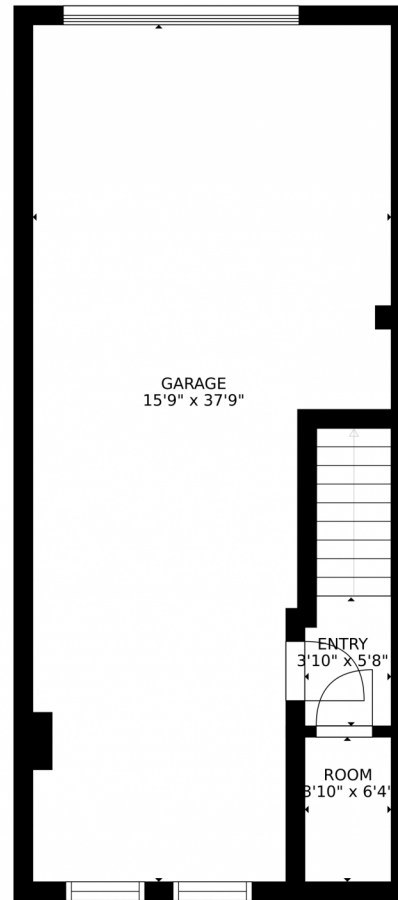
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2249 Glenarm Place, Denver, CO 80205 – Lower Level



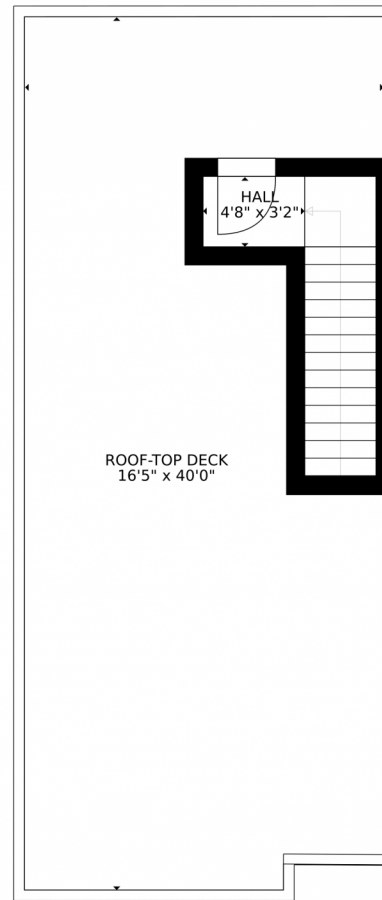
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# 2249 Glenarm Place, Denver, CO 80205 – All Levels



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