

 Condominium
  1085 SQFT
  1 Bed
  1 Baths

PROPERTY DETAILS

Fabulous 2nd floor 1 Bedroom, 1 bathroom condo! Beautifully updated, open floor plan with incredible natural light from wall of windows. The bedroom opens up to a study perfect for home office! Gorgeous kitchen - fully renovated with Quartz countertops, decorative glass-tile backsplash, bright white shaker cabinets, and stainless-steel appliances including double oven range. Huge center island with double row of cabinetry and additional seating! Bike storage available! The bedroom features a big closet with custom shelving. Hardwood and carpet throughout. The building provides a 1-car designated covered parking spot in the underground garage, additional storage and laundry. Convenient location in Cap Hill with everything at your doorstep! Grocery stores, shopping, restaurants and Cheesman Park! Just off of E Colfax and Colorado Blvd.

For questions and more information, please email LCP@coloradorpm.com

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,



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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 utilities.
- *Maximum of two indoor pets under 50 lbs. (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.

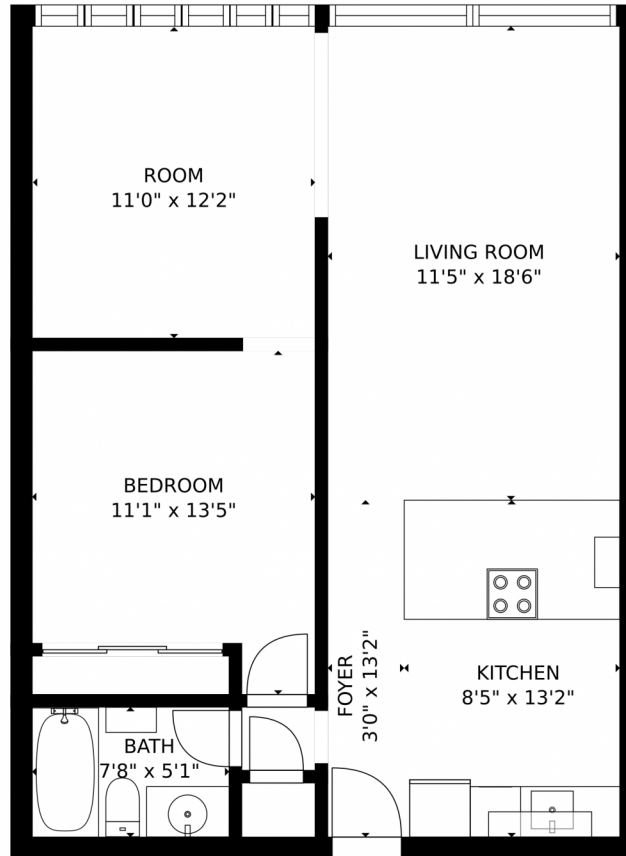
All photos are of the actual property unless noted are only representative of the size and space of the interior. Applicants must view the property in person or virtually to determine if the property is acceptable to their needs and wants.

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.



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GROSS INTERNAL AREA
FLOOR 1: 728 sq. ft
TOTAL: 728 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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