



1390 Emerson Street #101  
 Denver, CO 80218  
 COMMUNITY: Emerson Court

MLS # 1672809



Condominium



563 SQFT



1 Bed



1 Baths

## PROPERTY DETAILS

With an unbelievable 95 walk score, low HOA fees and low utility bills, Emerson Court Condos has a terrific location, just seven blocks away from the amazingly popular Cheesman Park with 80 acres and 1,880 trees. The convenient ground floor unit means never waiting for an elevator and easy access to the fitness facility, laundry and building's community patio. The main entrance has two security doors which are only accessible with a code or key fob. Both the front and rear doors have security cameras. The unit's entry offers plenty of space to greet visitors while providing good privacy to personal areas. The spacious living room has good natural light and crown molding. The unit enjoys hot water baseboard heat provided by the HOA, and stays cool thanks to the north facing location and a helpful wall air conditioner. Solid oak hardwood flooring runs through most of the unit. The dining area is off the kitchen. The plentiful oak cabinetry in the kitchen blends beautifully with the oak flooring. Granite counter tops and back splash with accents look terrific. The above-range microwave clears up counter space. There is room for an entry table and wall space for art. A hallway closet provides extra storage space. The bedroom has room for a large bed, and a double pane window keeps in the heat and is great for ventilation and light. The full bathroom was remodeled with travertine tile on the floors and walls. The vanity has great style, and the shower has a hand-held shower head.



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On the same level as the unit is the updated community fitness facility with large sliding glass doors for light and fresh air. Free weights and a variety of equipment offer lots of options for a workout. Doing a load of clothes while working out is a multitasking option in the fitness facility. The outside patio is surrounded by attractive rock walls and has a table area, sitting area, barbecue and party lights. City Park, Denver Botanic Gardens, the Denver Zoo and Museum of Nature & Science are nearby, too! It's also an easy walk to the Denver Center for the Performing Arts, the Colorado Convention Center, Coors Field, great shopping, a plethora of restaurants, and a multitude of downtown Denver events. Downtown light rail offers access to much of the metro area, as well as the airport. The RTD bus stop is just two blocks away from the condo. This charming unit is just waiting for the smart buyer who sees the amazing value. Watch the visual tour with voice!



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