

## Arvada 2 Bedroom / 1 bathroom Available - Plenty of Sun

**303.756.3300**

9990 W 59th Place  
3  
Arvada, Colorado 80004

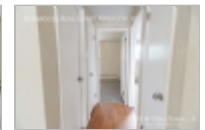
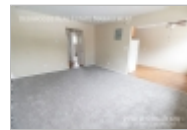
**Rent: \$1,345.00** **Size:** 900 SqFt

**2 Beds 1 Baths Apartment**

**Deposit:** \$800.00 USD

For more information:

<http://www.deerwoods.com>



### Property Description

**\*\*Available July 15, 2022\***

**\*Highlights:**

Open Floor Plan  
Plenty of Sunlight  
Refrigerator  
Stove / Oven  
Dishwasher  
Garbage Disposal  
Ceiling Fans  
Hardwood & Carpet Flooring  
Shared Backyard w/ Porch

**\*In the Area:**

King Soopers  
Walmart Super Center  
Starbucks  
Less than 5 minute drive to Olde Town Arvada!  
Blazing Bird  
Sultan Grill  
24 Hour Fitness  
Mt Fuji Japanese Sushi  
Olde Town RTD Light Rail Station  
+ More!

**\*Deposit & Fees:**

\$45 Application Fee (per Applicant 18+)  
Utilities: \$75 Monthly Flat Fee. Electric billed separately through Xcel Energy.  
Deposit: \$800 with Approved Credit  
- A credit score of 650 is required for above deposit. Credit scores 550-649 required to pay 1.5x deposit to qualify -

**\*Pet Policy:**

No Pets

**\*Must Pass Credit, Criminal and Eviction Checks**

Credit requirements: Applicants must have a credit score of at least 550 or no established credit to be considered for conditional approval.

For more details of our qualification requirements, please visit our website:

<https://www.deerwoods.com/files/Rental%20Policy%20and%20Qualifications-020722.pdf>

- Thank you for viewing -



### Deerwoods Real Estate Management LLC

Office Location  
510 51st Ave, Suite 203 (map)  
Denver, Colorado

**Leasing Agent**

**303.756.3300**



\*Contact Deerwoods today - (303) 756 3300

\*\*\***IMPORTANT:** Attention Home Seeker!!! There are individuals posing as Deerwoods representatives using our photos and information. DO NOT send anyone money through 3rd party applications such as Zelle, Paypal, Venmo, Cash App, etc. in an effort to pay a deposit or rent. We require a showing of the unit to process any application! All applications must be processed through our application portal on our website: [www.deerwoods.com](http://www.deerwoods.com). Do not trust any individual that claims otherwise. Thank you.\*\*\*