

Sky-High Luxury: Elegant 1-Bedroom Oasis on the 36th Fl

12055830541

1020 15th St Apt 36N
Denver, Colorado 80202

Rent: \$1,995.00 **Size:** 824 SqFt

1 Beds **1** Baths **Condo**

Deposit: \$1,995.00 USD



Property Description

Experience urban elegance in the sky with this outstanding 1-bedroom Nederland model, perched on the 36th floor of the prestigious Brooks Tower. Embrace breathtaking views of the Front Range Mountains from the comfort of your private balcony, a perfect backdrop for both relaxation and entertaining.

Step inside to discover a welcoming space with ample closet storage, seamlessly leading to an open-concept living and dining area, designed for both comfort and style. The kitchen, equipped with modern appliances including a refrigerator, stove, oven, microwave, and dishwasher, is a culinary enthusiast's dream, offering a perfect blend of functionality and sleek design.

Indulge in the luxury of the bathroom, featuring a walk-in shower with dual showerheads, providing a spa-like experience in the privacy of your own home. The bedroom is a serene retreat, complete with a custom closet system and generous space to unwind.

Brooks Tower redefines city living, offering unparalleled amenities such as a spacious 3rd-floor rooftop pool, sun deck, fitness center, laundry facilities, billiard room, and 24-hour front desk attendant. Located in the heart of the city, you'll enjoy convenient walking access to Larimer Square, the 16th Street Mall, and a plethora of restaurants, bars, and shopping. Proximity to Union Station and light rail ensures easy commuting and access to all that Denver has to offer. Embrace the height of urban sophistication and make this extraordinary residence your new home.

Pets: Yes (Please note that in certain cases a \$300 pet deposit per pet may be required-Please confirm with your leasing agent)

Pet rent: \$35 per pet

Utilities:

- HOA paid by owner. Included are Water, Sewer, Trash.

- Tenant must establish the rest of the services in their name. All service account numbers must be provided prior to obtaining keys & possession of the property.

Application Fee: \$65 per app

Security Deposit: One month's rent (Please note that in certain cases, a double deposit may be required)

Leasing Administrative Fee: \$200-\$250 please refer to the website for details

****Move in fees may apply****

A PROSPECTIVE TENANT HAS THE RIGHT TO PROVIDE TO THE LANDLORD A PORTABLE TENANT SCREENING REPORT, AS DEFINED IN SECTION 38-12-902 (2.5), COLORADO REVISED STATUTES AND IF THE PROSPECTIVE TENANT PROVIDES THE LANDLORD WITH A PORTABLE TENANT SCREENING REPORT, THE LANDLORD IS PROHIBITED FROM CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE OR CHARGING THE PROSPECTIVE TENANT

Evernest - Denver

Office Location

12055830541



A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.

All Evernest residents are enrolled in the Resident Benefits Package (RBP) for \$39.99/month and the Building Protection Plan of \$11/month which includes credit building to help boost the resident's credit score with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, our best-in-class resident rewards program, on-demand pest control, and much more! More details upon application. The Building Protection Fee is used to help protect the property against certain damages and loss potentially caused by residents and satisfies the lease requirement to carry liability insurance.

In Evernest we are always looking for improvements! If you notice any habitability or safety concerns in this property, please let us know. Reach out to us with photos via e-mail.

The first person to pay the deposit and fees will have the opportunity to move forward with a lease. You must be approved to pay the deposit and fees.

Please verify all the information listed above with the appropriate authority at support@evernest.co prior to leasing. For applications, the most up-to-date information, and for instructions on how to view the home. We do not accept Zillow applications or any other third party, all applications have to be submitted through us.

Beware of Scammers! Consider the following points:

1. Evernest acts as the Property Manager for this property, and ONLY we are responsible to lease it. The owner(s) will not seek to lease the house on their own. If someone contacts you claiming to be the owner, they are probably trying to steal your money or personal information.
2. We do not list our properties on Craigslist.
3. All future residents 18 or older must apply and meet our application criteria posted on our official Evernest website.
4. We will always lease the property for the exact price and deposit required; this information is posted on Tenant Turner's website, as well as our Evernest website.
5. Evernest will never ask you to wire money nor remove the key from the Smart Digital lockbox in order to move in.

Amenities: Laundry Room, Pool, Elevator, Fitness Center, Clubhouse, 24hr concierge, Balcony, Refrigerator, Stove, Oven, Microwave, Dishwasher

Restrictions

Date Available: 5/22/2024

Dogs: Dogs (ok)

Cats: Cats (ok)