

SPRING SPECIAL! Available Now **Get \$1000 off, of your

12055830541

2513 S Broadway U #B
Denver, Colorado 80210

Rent: \$1,325.00 Size: 700 SqFt

2 Beds 1 Baths Apartment

Deposit: \$1,325.00 USD



Property Description

Spring Pricing Special! \$1,325/mo. AND **Get \$1000 off, of your 1st month's rent**

Welcome to this charming home located in the heart of the thriving South Broadway (SoBo) district, where convenience and excitement await. With a refrigerator, electric stove/oven, dishwasher, washer, dryer, and garbage disposal, this home offers all the amenities for a comfortable lifestyle. It also features a shared driveway for convenient parking. Situated within walking distance to Harvard Gulch Park, you can enjoy outdoor activities and the beauty of nature right at your doorstep. Indulge in the vibrant culinary scene, explore unique shops, and immerse yourself in the lively nightlife along South Broadway. This home also provides easy access to Denver's extensive bike trails, parks, public transportation, and a wealth of amenities, ensuring that everything you need is within reach. With nearby shopping options, you'll have the convenience of fulfilling your retail needs just moments away. Don't miss out on the opportunity to experience the best of Denver living in this ideally located home. Embrace the vibrant atmosphere and make this your new address today.

Floorings:

Tile flooring throughout the house.

Also includes:

Gas Water Heater

Gas Heating

Washer & Dryer Hook-ups

Shared Driveway

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: Tenant Pays All

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

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

Evernest - Denver

Office Location

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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.

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.

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.

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.
Denver Rental Lic # 2023-LE-0023837

Amenities: Refrigerator, Electric-Stove/Oven, Dishwasher, Washer, Dryer, Garbage-disposal, Shared-driveway

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)
Cats: Cats (ok)