

# 1 Bed & 1 Bath Apartment in Denver / Available now! \$25

**12055830541**

1759 N Gilpin St Unit 202  
Denver, Colorado 80218

**Rent: \$1,280.00** **Size:** 600 SqFt

**1** Beds **1** Baths **Apartment**

**Deposit:** \$1,280.00 USD



## Property Description

Discover the allure of this exceptional second-floor apartment, ideally situated near City Park in Denver! The kitchen, featuring an open floor plan, becomes a focal point for entertaining and daily living with a refrigerator, stove, oven, microwave, and dishwasher. Street parking available. The spacious living area, adjacent to the kitchen, benefits from East-facing windows that bathe the space in natural light. For added convenience, a laundry room is conveniently located within the building. Enjoy the prime location, close to Safeway, the Denver Zoo, the vibrant nightlife of LoDo, and the array of restaurants, shops, and bars along 17th Street. With easy access to I-25, commuting becomes a seamless part of your lifestyle. Embrace the comfort and convenience of this fantastic apartment!

Also includes:

Gas Water Heater  
Heat Pump  
Window/Wall Unit  
In-building washer and dryer

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 pays for water. tenant pays rest
- 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 A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.

All Everest 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

## Evernest - Denver

Office Location

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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: Refrigerator, Stove, Oven, Microwave, Dishwasher, Street-Parking, in building washer and dryer, Window AC

**Restrictions**

**Date Available:** Immediately

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