

## 601 West 11th Avenue - 110Unit 110

**505-312-8651**

601 West 11th Avenue - 110Unit  
110  
Denver, Colorado 80204

**Rent: \$2,295.00** **Size:** 873 SqFt

**2 Beds 2 Baths Other**

**Deposit:** \$1,200.00 USD



### Property Description

Get \$500 off your first month's rent when you move in by May 1, 2024

This corner-unit condo offers a truly unique living experience. You'll be greeted by a spacious open layout flooded with natural light, complemented by all-new flooring and fresh paint, creating an inviting and contemporary ambiance. Offers unparalleled privacy, and the patio, overlooking a serene grassy area, offers an ideal spot to unwind. The modern kitchen is a chef's haven, boasting ample storage and a spacious design, perfect for cooking culinary delights or entertaining. Washer and dryer included.

This condo features two bedrooms and two baths, including a primary bedroom complete with an ensuite bathroom and a walk-in closet, providing a serene retreat. A brand-new heating and cooling system has been installed in the Primary Bedroom to ensure year-round comfort. The building itself offers an array of amenities, including a gym and hot tub for relaxation and fitness. Additionally, residents have access to shared amenities with The Lincoln apartments next door, including underground parking, a pool, fire pit, clubhouse, fitness centers, a theater room, grassy areas, a community laundry room, and a fenced dog park. There's something for everyone to enjoy! The condo also includes deeded parking spaces in the garage, ensuring secure and convenient options.

Situated in an enviable location, you'll have easy access to the Cherry Creek Trail for leisurely walks or bike rides amidst scenic beauty. With new light fixtures and a brand new toilet enhancing the aesthetic, this condo is truly move-in ready. Whether you seek a tranquil retreat or a vibrant urban lifestyle, this condo offers the best of both worlds.

Tenant will be responsible for gas and electricity  
Utility Fee of \$100 to cover water, trash, and sewer  
Reserved garage and exterior parking

Call us today to schedule a live tour!!!

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**Date Available:** Immediately