

Charming 2-Bedroom Urban Retreat in Denver's Thriving S

12055830541

2513 South Broadway Unit A
Denver, Colorado 80210

Rent: \$1,650.00 **Size:** 975 SqFt

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

Deposit: \$1,650.00 USD



Property Description

Denver Rental Lic # 2023-LE-0023837

Discover the charm of urban living in this delightful 2-bedroom apartment, situated in the heart of the vibrant South Broadway (SoBo) district. Just a stone's throw away from Harvard Gulch Park, this residence is perfectly positioned for you to embrace the dynamic lifestyle of Denver. This is designed for convenience and comfort, featuring essential appliances including a refrigerator, stove, dishwasher, garbage disposal, and a stackable washer/dryer. The shared driveway adds an extra layer of ease to your daily routine.

Step outside and immerse yourself in the lively atmosphere of South Broadway, where an array of restaurants, shops, and nightlife options await. Whether you're a foodie, a shopper, or a night owl, there's something for everyone in this bustling neighborhood. For the outdoor enthusiasts, this location offers unparalleled access to Denver's extensive bike trails and parks. Public transportation is also readily available, ensuring that you're well-connected to all the city has to offer.

Make this charming 2-bedroom home your urban sanctuary and experience the best of Denver's SoBo district. Contact us today to schedule a viewing and start your new adventure!

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:

- Water and Sewer included

- 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.

The property information will be updated and more images shared once the home is available for tours.
Do not hesitate to register on our waitlist and you will be notified immediately as soon as the home is ready.

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.

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.

Before leasing, please contact the school district for zoning information

- ***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 exactly the price and deposit required posted on Tenant Turner and our official Evernest website.
 5. Evernest will never ask you to wire money or to take the key from the Smart Digital lockbox device to move in.

Amenities: Refrigerator, Stove, Dishwasher, Garbage-Disposal, Stackable Washer/Dryer, Shared-driveway

Restrictions **Date Available:** Immediately

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