

PROPERTY OVERVIEW

Neighborhood: Downtown
Year Built: 1896
Style: Brick & Timber
Bedrooms: 4
Baths: 3.5 (One 5 pc., Two 3/4, one powder)
Study: 1
Square Feet: 4,183
Outdoor SF: Approx. 1,500
Parking: 2 car spaces in garage
Storage: #500
HVAC: Gas, Forced Air with A/C
2009 Taxes: \$6,506.73

SPECIAL FEATURES:

- Sound proofed media/theater room with Runco TV projection system.
- Formal dining room with exposed brick.
- Contemporary steel cable stair railing with an open treaded staircase.
- Main floor laundry.

THIS PROPERTY HAS ITS OWN WEBSITE!
DOWNTOWNDENVERPENTHOUSE.COM

FOR VIRTUAL TOUR VISIT:
OBEO.COM/669575



ADDITIONAL INFORMATION

Inclusions: 2 Ovens, Dishwasher, 2 Microwave, Sub Zero Fridge, Mini Fridge, Washer, Dryer

HOA: \$1,063.96/month

HOA Includes: Water, Sewer, Trash, Insurance, Roof, Common Area Maintenance

Earnest Money: \$50,000

Title Company: Land Title



1143 AURARIA PKWY #500

PRESENTED BY STACY NEIR

Kentwood
CITY PROPERTIES



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Kentwood
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COLORADO'S PREMIER REAL ESTATE COMPANY™

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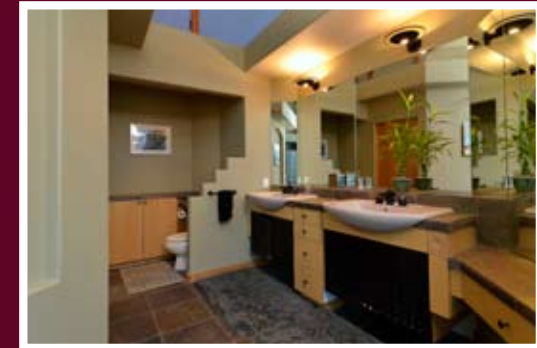
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MARKETING DEPARTMENT





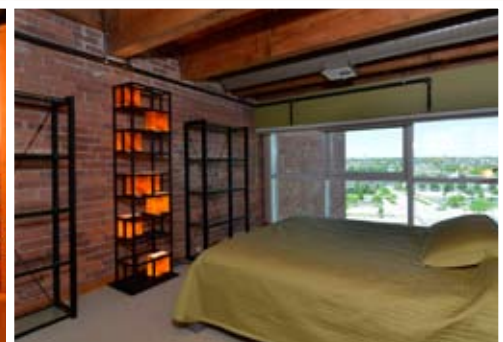
MAIN FLOOR MASTER SUITE

The main floor master is palatial with its 20' ceilings and sizeable outdoor balcony. It includes a 5 piece bath fit for a king including a jetted tub, walk-in shower with glass block privacy wall, dual sinks and a huge walk-in closet.



UPSTAIRS LIVING AREA

The upstairs living area includes an additional 2 bedrooms with a jack and jill bath, a loft, a study and private suite with its own kitchen! It also includes a private rooftop deck with sweeping views of the Front Range and Downtown Denver.



THIS IS ONE OF THE MOST SPECTACULAR PENTHOUSES YOU HAVE EVER SEEN

Enjoy 20' floor to ceiling glass and million dollar views from every room! With over 1,500 square feet of outdoor balconies and rooftop patio space, you will enjoy unparalleled 340 degree views of Downtown Denver, Pikes Peak and the Rocky Mountains.



MAIN FLOOR

The main floor of this three-story loft is spacious with a wide open floorplan, oak hardwood floors and brick and timber architecture. This loft was made for entertaining with its huge living room, dramatic gas fireplace, formal dining room, fun custom lighting and media/theater room.

KITCHEN & DINING

The gourmet kitchen is a cooks delight with contemporary maple cabinets, slab granite countertop, top of the line stainless appliances including a Sub Zero refrigerator, Dacor double ovens and Bosch dishwasher, breakfast bar with pendant lighting and a kitchen island with a 5 burner gas range. This kitchen also features a large walk-in pantry as well as a butlers pantry complete with a sink and wine storage.

