

\$639,000 - 1601 Park Ave 201, Denver

MLS® #4845186

\$639,000

2 Bedroom, 1.00 Bathroom, 873 sqft

Residential

City Park West, Denver, CO

New Construction in City Park West **LEASE TO OWN or PURCHASE TODAY** Check out this exceptional 2-bedroom, 1-bathroom unit that embodies contemporary living in Denver's City Park West. This southwest-facing gem boosts an open layout, uniquely positioned to feel like it's own little island as it does not connect to any other unit, just the unit above. It features the largest balcony in the building at 158 sq ft which connects to the 2nd floor outdoor courtyard. Step inside to find elegant light oak engineered hardwood flooring throughout. The open kitchen is equipped with a Bosch induction range and electric/convection oven. A built-in Fisher & Paykel refrigerator and Bosch dishwasher, while the large island showcases stunning Lincoln White Velvet Quartz countertops, ideal for entertaining. The spacious bathroom has a Vallessi floating light oak 4 drawer vanity, adding a touch of luxury. Energy-efficient features include LED lighting and a Carrier mini-split HVAC system with remote thermostats, ensuring year-round comfort. This south-facing unit also features floor to ceiling, European Vinyl Eco Window and Balcony Door Systems allowing the unit to be drenched in sunlight while shaded by a lovely tree line, creating a serene atmosphere. The Arbory Condominium project is a boutique building with only 41 units, offering a sense of community and exclusivity. The innovative automated puzzle parking system by German-MFD Woehr Parking Systems provides



easy access from the ground level. This unit also comes with a secured steel storage cage and a deeded parking space (tray) equipped with a Wohr EV charging station. Located in vibrant City Park West/Uptown/Health Care District neighborhoods, you'll find everything you need just a short walk from the front door. Enjoy the shared, furnished owner's terrace on the 5th floor, featuring breathtaking skyline and mountain views. Don't miss this rare opportunity to own a slice of modern luxury in one of Denver's desired areas!

Built in 2021

Essential Information

MLS® #	4845186
Price	\$639,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	873
Year Built	2021
Type	Residential
Sub-Type	Residential-Detached
Style	Contemporary/Modern, Ranch
Status	Active

Community Information

Address	1601 Park Ave 201
Area	Denver
Subdivision	City Park West
City	Denver
County	Denver
State	CO
Zip Code	80218

Amenities

Utilities	Electricity Available
Parking	Heated Garage

# of Garages	1
Garages	Reserved
View	Mountain(s), City

Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s), Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Heat Pump
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows
Roof	Rubber
Construction	Wood/Frame, Metal Siding, Wood Siding, Concrete

School Information

District	Denver 1
Elementary	Dora Moore
Middle	Morey
High	East

Additional Information

Days on Market	98
Zoning	C-MS-5

Listing Details

Listing Office	Vertical Home Group
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