

\$708,000 - 4817 W 10th Ave, Denver

MLS® #6133935

\$708,000

3 Bedroom, 3.00 Bathroom, 1,662 sqft
Attached Dwelling

Villa park, Denver, CO

Introducing Wolff St Townhomes - where modern design meets investment opportunity in a prime Denver location. Situated at the corner of 10th & Wolff, these newly constructed homes are just minutes from Sloan's Lake, the W Line light rail, Empower Field, and Downtown Denver. Enjoy walkable access to some of the city's best dining and entertainment, including Cholon, Gusto!, and the vibrant Edgewater Public Market. Each townhome features a spacious 3- to 4-bedroom layout with 3 full bathrooms, private rooftop deck, backyard, and many with 2-car garages. Interiors showcase a curated blend of mid-century modern and Scandinavian finishes, creating a timeless and stylish living space. What sets Wolff St Townhomes apart is the customizable Airbnb lockoff-offering flexibility and income potential. Upgrade options range from a standard suite to a full guest unit with kitchenette, washer/dryer, and bar seating. AirDNA projects \$20,000- \$30,000 in annual short-term rental income, making this an ideal opportunity for homeowners and investors alike. Priced from \$699,000 to \$750,000, including a 1.75% credit toward closing costs, rate buydown, or a 2/1 buydown to lower your monthly payments via the community reinvestment act. Experience the perfect blend of lifestyle, location, and income potential at Wolff St Townhomes. Project is projected to be completed December 2025 to February 2026.

<https://garrettbesserra.com/wolff-street-townho>



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Keywords: New construction, airbnb, VRBO,
Short term rental, Lock off, lock-off, Airbnb, 2/1
buydown, New build, CRA loan, in-law suite.

Built in 2025

Essential Information

MLS® #	6133935
Price	\$708,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,662
Year Built	2025
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Pending

Community Information

Address	4817 W 10th Ave
Area	Denver
Subdivision	Villa park
City	Denver
County	Denver
State	CO
Zip Code	80204

Amenities

Utilities	Electricity Available, Cable Available
# of Garages	1
Garages	Detached
View	Mountain(s), City

Interior

Interior Features	In-Law Floorplan, Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Loft, Wet Bar, Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Microwave, Freezer,

	Disposal
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Private Yard
Lot Description	Gutters
Windows	Double Pane Windows
Roof	Rubber, Fiberglass
Construction	Wood/Frame, Brick/Brick Veneer, Wood Siding
Foundation	Slab

School Information

District	Denver 1
Elementary	Eagleton
Middle	Lake
High	North

Additional Information

Days on Market	1
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Listing Details

Listing Office	MODUS Real Estate
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