

[Click here to view property photos](#)

Address:1650 FILLMORE STREET # - 2405
Listing #:587049

Property Type:CONDOMINIUM
Status:ACTIVE
Backup/First:

Price:\$849,000
PSF:\$536.32
Fin PSF:\$536.32

Area:DENVER NORTHEAST
Sub Area:CityPark,SouthCityPark,Uptown
Type:CONDO
Style:RANCH/ONE-STORY
Faces:NORTHEAST
NS Direction:NORTH #:1600
EW Direction:EAST #:0
Map/Section: -
HOA Name:
HOA Phone:
Total HOA Fees:\$409
Fee Quoted:MONTHLY **Multiple HOAs:**NO
Fee Includes:CLUBHOUSE,CLUBHSE W/FITNES,EX BLG & ROOF MT,GROUNDS MAINT,INSURANCE,COMMUNITY POOL,TRASH

Parcel ID#:0
Name:THE PINNACLE
Architecture:CONTEMPORARY
Construction:BRICK,CONCRETE
Roofing Material:OTHER
Car Storage:GARAGE,ATTACHED
Car Spaces:2
School District:DENVER
Elementary: 0
Jr High/Middle: 0
Sr High: 0

County:DENVER
City:DENVER
Zip:80206
Year Built:2008
Builder:OPUS
Model:CRESTONE
Unit On End:YES
Level:PENTHOUSE
Taxes:\$4,900
Unincorporated:NO

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	2		F,T		
! Square Feet	1583		1583		
Finished Sq Ft Total:	1583	Total Sq Ft:	1583	Date Measured:	
Basement:	NONE	Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	13X13		Living Room:	18X20	
Family Room:			Dining Room:		
Study/Den:	8X11	MAIN LEVEL	Kitchen:	11X16	
Laundry Loc:	MAIN LEVEL		W/D Hookup In Unit:	YES	
# Of Fireplaces:	1		Heat:	GAS,FORCED AIR	
Fireplace Loc:	LIVING ROOM		Average Utility:\$		

Description: AIR COND-CENTRAL,BALCONY,CABLE AVAILABLE,CORNER,DBL PANE WINDOWS,DRYER,DISPOSAL,DISHWASHER,ELEVATOR ACCESS,FIVE PIECE BATH,GARAGE DR OPENER,GREAT ROOM,HIGH SPEED ACCES,INTERCOM,KITCHEN ISLAND,MASTER BATHROOM,MASTER SUITE, NEW HOME,POOL COMMUNITY,REFRIGERATOR,SMOKE ALARM,SECURITY ENTR,STOVE/RANGE/OVEN,VIEW CITY,VIEW MOUNTAINS,WASHER,WOOD FLOORS,WALK-IN CLOSETS

! Public Remarks:PENTHOUSE CONDO IN TOWER 1.STUNNING VIEWS OVER CITY PARK.EXCELLENT UPGRADES. 2 BED-ROOMS+STUDY & 2 PARKING SPACES. DENVER'S HOTTEST LUXURY HIGH RISE TUCKED AWAY IN A RESIDENTIAL NEIGHBORHOOD WITH GREAT PARK. CALL LISTOR FOR ALL THE DETAILS.

Broker Remarks:AVAILABLE IN MARCH 2008

Loan Balance:\$	Terms:CONVENTIONAL,CASH	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation:	Listor Phone: 303-717-2134
Trans Broker: 2.80	Limited Service: NO	Office Phone: 303-571-5900
Variable Commission: NO	Entry Only: NO	Showing Phone: 303-717-2134
Listor: SHANNON TIGER	Exclusive: EXCLUSIVE RIGHT	Fax: 303-571-5902
Listing Office: FULLERTON COMPANY, THE	Current List Date: 24-OCT-2007	Email: SHANNON.TIGER@FULLERTONCOMPANY.COM
Office ID: 09352		URL: WWW.FULLERTONCOMPANY.COM

Legal:PRELIMINARY LEGAL: TITLE COMPANY WILL PROVIDE

Exclusions:NONE

Earnest Check To:FULLERTON REAL ESTATE BROKERAGE **Minimum Earnest:**\$15000

Possession:MARCH CLOSE-UPON DELIVERY OF DEED

Directions:17TH AVENUE EAST TO FILLMORE - SOUTH ON FILLMORE 1/2 BLOCK

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # - 1605
Listing #:629716

Property Type:CONDOMINIUM

Price:[\\$656,935](#)

! Status:[ACTIVE](#)
Backup/First:

PSF:[\\$436.50](#)
Fin PSF:[\\$436.50](#)

Area:DENVER NORTHEAST
Sub Area:SOUTH CITY PARK, DOWNTOWN
Type:HI-RISE 4+,CONDO
Style:RANCH/ONE-STORY
Faces:NORTHEAST
NS Direction:NORTH #:[1600](#)
EW Direction:EAST #:[2900](#)
Map/Section: -
HOA Name:THE PINNACLE CPS
HOA Phone:303-355-8300
Total HOA Fees:[\\$408](#)

Parcel ID#:0
Name:THE PINNACLE CPS
Architecture:
Construction:CONCRETE
Roofing Material:
Car Storage:GARAGE,RESERVED
Car Spaces:
School District:DENVER
Elementary:[6452,TELLER](#)
Jr High/Middle:[6840,MOREY](#)
Sr High:[6910,EAST](#)

County:DENVER
City:DENVER
Zip:80206
Year Built:2008
Builder:OPUS NORTHWEST
Model:ADAMS
Unit On End:
Level:16
Taxes:[\\$3,548](#)
Unincorporated:NO

Fee Quoted:MONTHLY **Multiple HOAs:**

Fee Includes:INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE W/FITNES,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	2		FT		
! Square Feet	1505		1505		
Finished Sq Ft Total: 1505		Total Sq Ft: 1505		Date Measured: 18-SEP-2008	
Basement: NONE		Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	11X14	MAIN LEVEL	Living Room:		
Family Room:	24X26	MAIN LEVEL	Dining Room:		
Study/Den:			Kitchen:	17X9	
Laundry Loc:	MAIN LEVEL		W/D Hookup In Unit:		
# Of Fireplaces:	1		Heat:	GAS,HEAT PUMP	
Fireplace Loc:	FAMILY ROOM		Average Utility: \$		

Description: AIR COND-CENTRAL,BALCONY,BUYER'S WARRANTY,CABLE INSTALLED,CORNER,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FIREPLACE INSERT,FREEZER,FIVE PIECE BATH,GAS LOGS,GREAT ROOM,HIGH SPEED ACCES,HOT TUB,KITCHEN ISLAND, MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,NEW HOME,POOL COMMUNITY,QUICK POSSESSION,REFRIGERATOR,SMOKE ALARM,SECURITY ENTR,SPRINKLER,STOVE/RANGE/OVEN,WASHER,WOOD FLOORS,WALK-IN CLOSETS

! Public Remarks:BRAND NEW CONSTRUCTION! GOURMET KITCHEN WITH GRANITE SLAB COUNTERTOPS, STAINLESS STEEL APPLIANCES, ROLL-OUT SHELVES. BEAUTIFUL BEECH WOOD FLOORS KITCHEN GREAT ROOM AND ENTRYWAY. AVAILABLE IMMEDIATELY - ASK ABOUT OUR GREAT INCENTIVES!

Broker Remarks:

Loan Balance: \$	Terms: CONVENTIONAL,CASH	Additional Terms:
Buyers Agency: 4.00	Prospect Reservation:	Listor Phone: 312-252-4300
Trans Broker: 4.00	Limited Service: NO	Office Phone: 312-252-4300
Variable Commission: NO	Entry Only: NO	Showing Phone: 303-333-1200
Listor: HERBERT EMMERMAN	Exclusive: EXCLUSIVE RIGHT	Fax: 312-252-4301
Listing Office: EQUITY BROKERAGE SERVICES	Current List Date: 11-MAR-2008	Email: THAYES@THEPINNACLECPS.COM
Office ID: EDS01		URL: WWW.THEPINNACLECPS.COM

Legal:0

Exclusions:0

Earnest Check To:OPUS NORTHWEST

Minimum Earnest:\$

Possession:

Directions:1/2 BLOCK EAST OF FILLMORE ON 17TH AVENUE.

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # -
1505
Listing #:629410

Property Type:CONDOMINIUM

Price:\$648,083

! Status:[ACTIVE](#)

PSF:\$430.62

Backup/First:

Fin PSF:\$430.62

Area:DENVER NORTHEAST
Sub Area:SOUTH CITY PARK, DOWNTOWN
Type:HI-RISE 4+,CONDO
Style:RANCH/ONE-STORY
Faces:NORTHEAST
NS Direction:NORTH #:1600
EW Direction:EAST #:2900
Map/Section: -
HOA Name:THE PINNACLE CPS
HOA Phone:303-355-8300
Total HOA Fees:\$408
Fee Quoted:MONTHLY **Multiple HOAs:**

Parcel ID#:0
Name:THE PINNACLE CPS
Architecture:
Construction:CONCRETE
Roofing Material:
Car Storage:GARAGE,RESERVED
Car Spaces:1
School District:DENVER
Elementary:[6452,TELLER](#)
Jr High/Middle:[6840,MOREY](#)
Sr High:[6910,EAST](#)

County:DENVER
City:DENVER
Zip:80206
Year Built:2008
Builder:OPUS NORTHWEST
Model:ADAMS
Unit On End:YES
Level:15
Taxes:\$3,500
Unincorporated:NO

Fee Includes:CLUBHOUSE,INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE
W/FITNES,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	2		FT		
! Square Feet	1505		1505		
Finished Sq Ft Total: 1505		Total Sq Ft: 1505			Date Measured: 18-SEP-2008
Basement: NONE		Bsmt Finished:			%Bsmt Finished:
Master Bedroom:	11X14	MAIN LEVEL	Living Room:		
Family Room:	24X26	MAIN LEVEL	Dining Room:		
Study/Den:			Kitchen:	17X9	
Laundry Loc:	MAIN LEVEL		W/D Hookup In Unit:	YES	
# Of Fireplaces:	1		Heat:	GAS,HEAT PUMP	
Fireplace Loc:	FAMILY ROOM		Average Utility: \$		

Description: AIR COND-CENTRAL,BALCONY,BUYER'S WARRANTY,CABLE INSTALLED,CORNER,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FIREPLACE INSERT,FIVE PIECE BATH,GAS LOGS,GREAT ROOM,HIGH SPEED ACCES,HOT TUB,KITCHEN ISLAND,MASTER BATHROOM, MICROWAVE OVEN,MASTER SUITE,NEW HOME,POOL COMMUNITY,QUICK POSSESSION,SMOKE ALARM,SELF-CLEANING OV,SECURITY ENTR,SAUNA,SPRINKLER,STOVE/RANGE/OVEN,WOOD FLOORS,WALK-IN CLOSETS

! Public Remarks:BRAND NEW CONSTRUCTION, INCREDIBLE PARKSIDE LOCATION WITH BEAUTIFUL VIEWS. KITCHEN FEATURES STAINLESS STEEL APPLIANCES, GRANITE SLAB COUNTERTOPS, WOOD FLOORS IN KITCHEN, ENTRYWAY AND GREAT ROOM. AVAILABLE IMMEDIATELY. ASK ABOUT OUR INCENTIVES!

Broker Remarks:4% BROKER CO-OP. 2% PAID AT SIGNING, 2% AT CLOSING.

Loan Balance:\$

Terms:CONVENTIONAL,CASH

Additional Terms:

Buyers Agency:4.00

Prospect Reservation:

Listor Phone:312-252-4300

Trans Broker:4.00

Limited Service:NO

Office Phone:312-252-4300

Variable Commission:NO

Entry Only:NO

Showing Phone:303-333-1200

Listor:HERBERT EMMERMAN

Exclusive:EXCLUSIVE RIGHT

Fax:312-252-4301

Listing Office:[EQUITY BROKERAGE SERVICES](#)

Current List Date:10-MAR-2008

Email:THAYES@THEPINNACLECPS.COM

Office ID:EDS01

URL:WWW.THEPINNACLECPS.COM

Legal:0

Exclusions:0

Earnest Check To:OPUS NORTHWEST, LLC

Minimum Earnest:\$

Possession:

Directions:1/2 BLOCK EAST OF FILLMORE ON 17TH AVENUE, ACROSS THE STREET FROM CITY PARK. CALL 303-333-1200 FOR DETAILED DIRECTIONS.

[Click here to view property photos](#)

Address:1650 FILLMORE STREET # - 1204
Listing #:593089

Property Type:CONDOMINIUM
Status:**ACTIVE**
Backup/First:

Area:DENVER NORTHEAST
Sub Area:SOUTH CITY PARK
Type:CONDO
Style:RANCH/ONE-STORY
Faces:SOUTHEAST
NS Direction:NORTH #:1600
EW Direction:EAST #:2900
Map/Section: -
HOA Name:
HOA Phone:
Total HOA Fees:\$486
Fee Quoted:MONTHLY **Multiple HOAs:**
Fee Includes:INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE W/FITNES,TRASH,GROUNDS MAINT

Price:**\$684,900**
PSF:\$381.56
Fin PSF:\$381.56

County:DENVER
City:DENVER
Zip:80206
Year Built:2007
Builder:OPUS
Model:EDWARDS
Unit On End:YES
Level:12
Taxes:\$4,518
Unincorporated:NO

Parcel ID#:0
Name:THE PINNACLE CPS
Architecture:
Construction:CONCRETE
Roofing Material:
Car Storage:GARAGE,RESERVED
Car Spaces:1
School District:DENVER
Elementary:[6452,TELLER](#)
Jr High/Middle:[6840,MOREY](#)
Sr High:[6910,EAST](#)

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	3		FTH		
! Square Feet	1795				
Finished Sq Ft Total:	1795	Total Sq Ft:	1795	Date Measured:	
Basement:	NONE	Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	14X14	Living Room:			
Family Room:		Dining Room:			
Study/Den:		Kitchen:	10X16		
Laundry Loc:		W/D Hookup In Unit:			
# Of Fireplaces:		Heat:	GAS,HEAT PUMP		
Fireplace Loc:		Average Utility:\$			

Description: AIR COND-CENTRAL,BALCONY,BUYER'S WARRANTY,CABLE INSTALLED,COOK TOP,CORNER,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,FIVE PIECE BATH,HIGH SPEED ACCES,HOT TUB,MICROWAVE OVEN,MASTER SUITE,NEW HOME,POOL COMMUNITY,REFRIGERATOR, SMOKE ALARM,VIEW MOUNTAINS,WOOD FLOORS,WALK-IN CLOSETS,WALL/WALL CARPET

! Public Remarks:NEW CONSTRUCTION CONDO WITH MT VIEWS OPPORTUNITY TO SELECT OPTIONS & FINISHES TWO BALCONIES ON SOUTH AND EAST KITCHEN & MASTER W/SLAB GRANITE TOPS FITNESS CENTER, POOL, HOT TUB, THEATER RM, WINE ROOM & BUSINESS CENTER

Broker Remarks:4% BROKER CO-OP, 2% PAID UP FRONT CALL FOR CURRENT BUYER INCENTIVES

Loan Balance: \$	Terms: CONVENTIONAL,CASH	Additional Terms:
Buyers Agency: 4.00	Prospect Reservation:	Listor Phone: 303-333-1200
Trans Broker: 4.00	Limited Service: NO	Office Phone: 303-333-1200
Variable Commission: NO	Entry Only: NO	Showing Phone: 303-333-1200
Listor: HERBERT EMMERMAN	Exclusive: EXCLUSIVE RIGHT	Fax: 303-333-1216
Listing Office: EQUITY BROKERAGE SERVICES	Current List Date: 14-NOV-2007	Email: THAYES@THEPINNACLECPS.COM
Office ID: EDS01		URL: WWW.THEPINNACLECPS.COM

Legal:A PART OF BLK 11 OF COLFAX AVE SUB

Exclusions:NONE

Earnest Check To:OPUS NWR DEVELOPMENT LLC

Minimum Earnest:\$

Possession:MID - 2009

Directions:SALES OFFICE ON 14TH FLOOR OF TOWER EAST OF FILLMORE ON 17TH AVENUE SEE CONCEIRGE IN LOBBY

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # -
1001
Listing #:590028

Property Type:CONDOMINIUM

Price:\$749,900

! Status:ACTIVE
Backup/First:

PSF:\$419.41
Fin PSF:\$419.41

Area:DENVER NORTHEAST
Sub Area:SOUTH CITY PARK,DOWNTOWN
Type:HI-RISE 4+,CONDO
Style:RANCH/ONE-STORY
Faces:SOUTHWEST
NS Direction:NORTH #:1700
EW Direction:EAST #:2990
Map/Section:285 - F
HOA Name:PINNACLE
HOA Phone:
Total HOA Fees:\$485

Parcel ID#:0
Name:THE PINNACLE
Architecture:CONTEMPORARY
Construction:CONCRETE
Roofing Material:
Car Storage:GARAGE,ATTACHED
Car Spaces:2
School District:
Elementary:6452,TELLER
Jr High/Middle:6840,MOREY
Sr High:6910,EAST

County:DENVER
City:DENVER
Zip:80206
Year Built:2007
Builder:OPUS
Model:LOVELAND
Unit On End:
Level:
Taxes:\$0
Unincorporated:NO

Fee Quoted:MONTHLY **Multiple HOAs:**
Fee Includes:CLUBHOUSE,INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE
W/FITNES,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	3		3 FTH		
! Square Feet	1788		1788		
Finished Sq Ft Total:	1788	Total Sq Ft:	1788	Date Measured:	%Bsmt Finished:
Basement:	NONE	Bsmt Finished:			
Master Bedroom:			Living Room:		
Family Room:			Dining Room:		
Study/Den:			Kitchen:		
Laundry Loc:	MAIN LEVEL		W/D Hookup In Unit:	YES	
# Of Fireplaces:	1		Heat:	GAS,FORCED AIR	
Fireplace Loc:	LIVING ROOM		Average Utility:	\$	

Description: AIR COND-CENTRAL,BALCONY,VIEW CITY,VIEW MOUNTAINS,FIVE PIECE BATH

! Public Remarks:COVETED LOVELAND FLOORPLAN NOW AVAILABLE! CORNER UNIT WITH STUNNING CITY & MOUNTAIN VIEWS! LOADED WITH UPGRADES:GRANITE,HARDWD, FIREPLACE,BUILT-INS AND MORE!DENVER'S NEW PREMIER LUXURY RESIDENCE W/ALL THE PERKS: POOL,FITNESS CENTER,GUEST SUITE & MORE!

Broker Remarks:2 PARKINS SPACES PLUS STORAGE UNIT. TAXES TBD. OFFERING 4% CO-OP !!!

Loan Balance:\$

Terms:CONVENTIONAL,CASH

Additional Terms:4% CO-OP !!!

Buyers Agency:4.00

Prospect Reservation:

Listor Phone:303-881-6312

Trans Broker:4.00

Limited Service:NO

Office Phone:303-820-2489

Variable Commission:YES

Entry Only:NO

Showing Phone:303-820-2489

Listor:DEE CHIRAFISI

Exclusive:EXCLUSIVE RIGHT

Fax:303-302-5011

Listing Office:KENTWOOD CITY

Current List Date:06-NOV-2007

Email:DEEC@KENTWOODCITY.COM

Properties LLC

Office ID:00587

URL:WWW.DENVERDEE.COM

Legal:TBD

Exclusions:NONE

Earnest Check To:KENTWOOD CITY PROPERTIES

Minimum Earnest:\$25000

Possession:DOD

Directions:0

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # - 907 **Property Type:**CONDOMINIUM
Listing #:622632 **! Status:**ACTIVE **Price:**\$875,000
Backup/First: **PSF:**\$409.45
Fin PSF:\$409.45
Area:DENVER NORTHEAST **Parcel ID#:**0 **County:**DENVER
Sub Area:SOUTH CITY PARK, DOWNTOWN **Name:**THE PINNACLE **City:**DENVER
Type:HI-RISE 4+, CONDO **Architecture:**CONTEMPORARY **Zip:**80206
Style:RANCH/ONE-STORY **Construction:**CONCRETE **Year Built:**2007
Faces: **Roofing Material:** **Builder:**OPUS
NS Direction:NORTH #:1700 **Car Storage:**GARAGE, ATTACHED **Model:**THE ASPEN
EW Direction:EAST #:2900 **Car Spaces:**2 **Unit On End:**YES
Map/Section: - **School District:**DENVER **Level:**9
HOA Name:THE PINNACLE **Elementary:**6452, TELLER **Taxes:**\$0
HOA Phone: **Jr High/Middle:**6840, MOREY **Unincorporated:**
Total HOA Fees:\$574 **Sr High:**6910, EAST
Fee Quoted:MONTHLY **Multiple HOAs:**
Fee Includes:CLUBHOUSE, INSURANCE, COMMUNITY POOL, SNOW REMOVAL, EX BLG & ROOF MT, CABLE, CLUBHSE
W/FITNES, TRASH, GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	3		FFH		
! Square Feet	2137				
Finished Sq Ft Total:	2137	Total Sq Ft:	2137	Date Measured:	
Basement:	NONE	Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	16X15	MAIN LEVEL	Living Room:		
Family Room:	15X27	MAIN LEVEL	Dining Room:		
Study/Den:			Kitchen:	12X16	
Laundry Loc:	MAIN LEVEL		W/D Hookup In Unit:	YES	
# Of Fireplaces:			Heat:	GAS, HEAT PUMP	
Fireplace Loc:			Average Utility: \$		

Description: AIR COND-CENTRAL, BALCONY, CABLE INSTALLED, CORNER, DISPOSAL, DISHWASHER, ELEVATOR ACCESS, EATING SPACE/KIT, FIVE PIECE BATH, GARAGE DR OPENER, MICROWAVE OVEN, MASTER SUITE, POOL COMMUNITY, PET FREE, QUICK POSSESSION, REFRIGERATOR, SECURITY ENTR, STOVE/RANGE/OVEN, VIEW CITY, VIEW MOUNTAINS, WOOD FLOORS, WALK-IN CLOSETS, WALL/WALL CARPET

! Public Remarks: FABULOUS NORTHWEST CORNER WITH BREATHTAKING MOUNTAIN, PARK AND CITY VIEWS. SPECTACULAR! THE ASPEN FLOORPLAN - 2 BEDROOMS - 2.5 BATH PLUS DEN., TWO LARGE TERRACES. TWO OF THE BEST PRKING SPACES. LOADED WITH UPGRADES. READY TO MOVE INTO NOW. FANTASTIC!

Broker Remarks: PARK, LAKES, & FNTNS HAVE NEVER LOOKED BTR! OFFERING A 4.0% CO-OP! SHOW AND SELL!

Loan Balance: \$	Terms: CONVENTIONAL, CASH	Additional Terms:
Buyers Agency: 4.00	Prospect Reservation:	Listor Phone: 303-916-9163
Trans Broker: 4.00	Limited Service: NO	Office Phone: 303-820-2489
Variable Commission: YES	Entry Only: NO	Showing Phone: 303-820-2489
Listor: MARY RAE	Exclusive: EXCLUSIVE RIGHT	Fax: 303-302-5011
Listing Office: KENTWOOD CITY PROPERTIES LLC	Current List Date: 09-NOV-2007	Email: MARYRAE@KENTWOOD.COM
Office ID: 00587		URL: WWW.KENTWOODCITY.COM

Legal: CONDOMINIUM UNIT NO. 907, THE PINNACLE AT CITY PARK SOUTH

Exclusions: NONENO

Earnest Check To: KENTWOOD CITY PROPERTIES

Minimum Earnest: \$25000

Possession: IMMEDIATE

Directions: ON 17TH AVENUE AND FILLMORE

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # - 503 **Property Type:**CONDOMINIUM **Price:**\$425,580
Listing #:592720 **! Status:**ACTIVE **PSF:**\$292.90
Backup/First: **Fin PSF:**\$292.90
Area:DENVER NORTHEAST **Parcel ID#:**0 **County:**DENVER
Sub Area:SOUTH CITY PARK, DOWNTOWN **Name:**THE PINNACLE CPS **City:**DENVER
Type:CONDO **Architecture:** **Zip:**80206
Style:RANCH/ONE-STORY **Construction:**CONCRETE **Year Built:**2007
Faces:SOUTH **Roofing Material:** **Builder:**OPUS
NS Direction:NORTH #:1700 **Car Storage:**GARAGE,RESERVED **Model:**POWELL
EW Direction:EAST #:2900 **Car Spaces:**1 **Unit On End:**
Map/Section: - **School District:**DENVER **Level:**4
HOA Name: **Elementary:**6452,TELLER **Taxes:**\$2,806
HOA Phone: **Jr High/Middle:**6840,MOREY **Unincorporated:**NO
Total HOA Fees:\$394 **Sr High:**6910,EAST
Fee Quoted:MONTHLY **Multiple HOAs:**
Fee Includes:INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE
W/FITNES,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2		2		
Baths	2		FT		
! Square Feet	1453				
Finished Sq Ft Total:	1453	Total Sq Ft:	1453	Date Measured:	
Basement:	NONE	Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	13X12	MAIN LEVEL	Living Room:		
Family Room:	16X20	MAIN LEVEL	Dining Room:		
Study/Den:			Kitchen:	12X16	
Laundry Loc:			W/D Hookup In Unit:	YES	
# Of Fireplaces:	1		Heat:	GAS,HEAT PUMP	
Fireplace Loc:	FAMILY ROOM		Average Utility:\$		

Description: AIR COND-CENTRAL,BALCONY,BUYER'S WARRANTY,CABLE INSTALLED,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,FIVE PIECE BATH,GREAT ROOM,HIGH SPEED ACCES,HOT TUB,KITCHEN ISLAND,MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,NEW HOME,POOL COMMUNITY, REFRIGERATOR,SMOKE ALARM,STOVE/RANGE/OVEN,TILE FLOOR,WOOD FLOORS,WALK-IN CLOSETS,WALL/WALL CARPET

! Public Remarks:BRAND NEW CONSTRUCTION. READY TO MOVE IN IMMEDIATELY. KITCHEN WITH GRANITE SLAB COUNTERTOPS, STAINLESS STEEL APPLIANCES FITNESS CENTER WITH CITY AND MOUNTAIN VIEWS GUEST SUITE, HOT TUB, & MANY MORE AMENITIES

Broker Remarks:4% BROKER CO-OP, 2% PAID UP FRONT CALL FOR CURRENT BUYER INCENTIVES

Loan Balance:\$	Terms:	CONVENTIONAL,CASH	Additional Terms:
Buyers Agency:4.00	Prospect Reservation:		Listor Phone:303-333-1200
Trans Broker:4.00	Limited Service:NO		Office Phone:303-333-1200
Variable Commission:NO	Entry Only:NO		Showing Phone:303-333-1200
Listor:HERBERT EMMERMAN	Exclusive:EXCLUSIVE RIGHT		Fax:303-333-1216
Listing Office: <u>EQUITY BROKERAGE SERVICES</u>	Current List Date:13-NOV-2007		Email: <u>THAYES@THEPINNACLECPS.COM</u>
Office ID: <u>EDS01</u>			URL: <u>WWW.THEPINNACLECPS.COM</u>

Legal:A PPART OF BLK 11 OF COLFAX AVE SUB

Exclusions:NONE

Earnest Check To:OPUS NWR DEVELOPMENT LLC

Minimum Earnest:\$

Possession:

Directions:SALES OFFICE LOCATED ON 14TH FLOOR OF TOWER EAST OF FILLMORE ON 17TH AVENUE.

[Click here to view property photos](#)

Address:2990 EAST 17TH AVENUE # - 405
Listing #:619711

Property Type:CONDOMINIUM
Status:**ACTIVE**
Backup/First:

Area:DENVER NORTHEAST
Sub Area:SOUTH CITY PARK, DOWNTOWN
Type:HI-RISE 4+,CONDO
Style:RANCH/ONE-STORY
Faces:NORTH
NS Direction:NORTH #:1700
EW Direction:EAST #:2900
Map/Section: -
HOA Name:THE PINNACLE CPS
HOA Phone:303-355-8300
Total HOA Fees:\$408
Fee Quoted:MONTHLY **Multiple HOAs:**
Fee Includes:INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,CABLE,CLUBHSE W/FITNES,TRASH,GROUNDS MAINT

Price:**\$632,644**
PSF:\$420.36
Fin PSF:\$420.36

County:DENVER
City:DENVER
Zip:80206
Year Built:2007
Builder:OPUS NORTHWEST
Model:ADAMS
Unit On End:YES
Level:4
Taxes:\$3,416
Unincorporated:NO

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2	0	2	0	0
Baths	2		FF		
! Square Feet	1505		1505		
Finished Sq Ft Total:	1505	Total Sq Ft:	1505	Date Measured:	18-SEP-2007
Basement:	NONE	Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:	11X14	MAIN LEVEL	Living Room:		
Family Room:	24X26	MAIN LEVEL	Dining Room:		
Study/Den:			Kitchen:	17X9	
Laundry Loc:			W/D Hookup In Unit:	YES	
# Of Fireplaces:			Heat:	GAS,HEAT PUMP	
Fireplace Loc:			Average Utility:	\$	

Description: AIR COND-CENTRAL,BALCONY,BUYER'S WARRANTY,CABLE INSTALLED,CORNER,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,FREEZER,FIVE PIECE BATH,GREAT ROOM,HOT TUB,KITCHEN ISLAND,MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,NEW HOME, POOL COMMUNITY,QUICK POSSESSION,REFRIGERATOR,SMOKE ALARM,SECURITY ENTR,TILE FLOOR,VIEW MOUNTAINS,WOOD FLOORS,WALK-IN CLOSETS

! Public Remarks:NEW CONTRUCTION, BEAUTIFUL EXTENDED BALCONY BUILT-IN SPEAKERS, TILE IN BATHROOMS, HARDW OOD IN LIVING AREA, KITCHEN & ENTRY. BRUSHED NICKEL HARDWARE, RAISED HEIGHT MASTER VANITY, GORGEOUS PARKSIDE VIEW! ASK ABOUT OUR INCENTIVES! AVAILABLE NOW.

Broker Remarks:

Loan Balance: \$	Terms: CONVENTIONAL,CASH	Additional Terms:
Buyers Agency: 4.00	Prospect Reservation:	Listor Phone: 312-252-4300
Trans Broker: 4.00	Limited Service: NO	Office Phone: 312-252-4300
Variable Commission: NO	Entry Only: NO	Showing Phone: 303-333-1200
Listor: HERBERT EMMERMAN	Exclusive: EXCLUSIVE RIGHT	Fax: 312-252-4301
Listing Office: EQUITY BROKERAGE SERVICES	Current List Date: 13-FEB-2008	Email: THAYES@THEPINNACLECPS.COM
Office ID: EDS01		URL: WWW.THEPINNACLECPS.COM

Legal:0

Exclusions:0

Earnest Check To:OPUS NORTHWEST DEVELOPMENT, LLC **Minimum Earnest:**\$

Possession:

Directions:1/2 BLOCK EAST OF FILLMORE STREET ON 17TH A VE. ACROSS THE STREET FROM CITY PARK!