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

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

**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

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

**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:
<b>Buyers Agency:</b> 2.80	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> 303-717-2134
<b>Trans Broker:</b> 2.80	<b>Limited Service:</b> NO	<b>Office Phone:</b> 303-571-5900
<b>Variable Commission:</b> NO	<b>Entry Only:</b> NO	<b>Showing Phone:</b> 303-717-2134
<b>Listor:</b> SHANNON TIGER	<b>Exclusive:</b> EXCLUSIVE RIGHT	<b>Fax:</b> 303-571-5902
<b>Listing Office:</b> FULLERTON COMPANY, THE	<b>Current List Date:</b> 24-OCT-2007	<b>Email:</b> SHANNON.TIGER@FULLERTONCOMPANY.COM
<b>Office ID:</b> 09352		<b>URL:</b> 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

**PSF:**\$436.50

**Backup/First:**

**Fin PSF:**\$436.50

**Area:**DENVER NORTHEAST

**Parcel ID#:**0

**County:**DENVER

**Sub Area:**SOUTH CITY PARK, DOWNTOWN

**Name:**THE PINNACLE CPS

**City:**DENVER

**Type:**HI-RISE 4+,CONDO

**Architecture:**

**Zip:**80206

**Style:**RANCH/ONE-STORY

**Construction:**CONCRETE

**Year Built:**2008

**Faces:**NORTHEAST

**Roofing Material:**

**Builder:**OPUS NORTHWEST

**NS Direction:**NORTH #:1600

**Car Storage:**GARAGE,RESERVED

**Model:**ADAMS

**EW Direction:**EAST #:2900

**Car Spaces:**

**Unit On End:**

**Map/Section:** -

**School District:**DENVER

**Level:**16

**HOA Name:**THE PINNACLE CPS

**Elementary:**[6452,TELLER](#)

**Taxes:**\$3,548

**HOA Phone:**303-355-8300

**Jr High/Middle:**[6840,MOREY](#)

**Unincorporated:**NO

**Total HOA Fees:**\$408

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

**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@THEPINNACLEPCS.COM](mailto:THAYES@THEPINNACLEPCS.COM)

**Office ID:**EDS01

**URL:**[WWW.THEPINNACLEPCS.COM](http://WWW.THEPINNACLEPCS.COM)

**Legal:**0

**Exclusions:**0

**Earnest Check To:**OPUS NORTHWEST

**Minimum Earnest:**\$

**Possession:**

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

