

## **1435 Wazee Street, Penthouse 403**

Imagine yourself in this light-filled 2-bed, 2-bath, 2,133 sq. ft. corner penthouse loft surrounded by over-sized windows and sweeping city and mountain views enjoyed from over 1,300 square feet of deck space, a rare find in the coveted Historic Lower Downtown Denver neighborhood (LoDo). Surprisingly quiet just blocks from the fun and amenities of LoDo, this loft residence affords you the luxury of a secured building with your own peaceful oasis that includes two full floors of living space, incredible outdoor terraces with gorgeous finishes, granite kitchen with custom cabinetry and stainless steel appliances, plus a gas fireplace, 2 garage parking spaces, and 2 personal storage units. Brilliant light and picturesque vistas become part of everyday life with this open and unique main floor layout, perfect for indoor-outdoor living and entertaining.

Enter through the quiet lobby of the West End Lofts' historic Wazee Street fabric outlet building, take the secured elevator up and walk through the front door of Penthouse 403 where you're greeted by elegant interior design that blends luxury modernism with natural materials -- polished touches like exposed industrial pipes painted black and textured arboreal wall finishes. Walk down the hallway past the built-in mirror, shelf and generous storage closet, and you're met by dramatic 2-story living that opens on a spacious, sunny main floor living area: a spectacular indoor-outdoor paradise with high ceilings, newly refinished Brazilian hardwood floors and custom designer lighting throughout. The bright, expansive main-floor layout provides lots of flexible living space with two family/entertaining areas, built-in bookcase, dining room, full bath, gas fireplace, custom granite kitchen, wet bar with built-in shelving, and main floor bedroom entered through a sleek sliding soshi screen. Motorized window treatments with sun shades and curtains adorn the oversized windows that surround you, and sliding doors take you to breath-taking outdoor spaces.

### **PUBLIC REMARKS**

Beautiful two-story, 2-bed, 2-bath 2,133 loft-style living in lower downtown location features a rare 1,300 sq. ft of private terraces and a light-filled, open floor plan with lots of indoor and outdoor space for entertaining. Features high ceilings, hardwood floors and oversized windows throughout, plus expansive city and mountain views, granite kitchen with under-cabinet lighting and top-of-the-line appliances, gas fireplace, built-in bar with Sub-Zero refrigerator and an outdoor gas grill. Enjoy low HOA dues and a unique mix of peace and quiet with walking-distance proximity to the many shopping and entertainment amenities of Historic Lower Downtown Denver and bike paths and jogging trails along Cherry Creek.

### **INDOOR-OUTDOOR LIVING**

You'll treasure this rare commodity of private outdoor terraces with built-in seating areas on both levels that make this a perfect setting for quiet contemplation as you take in the amazing panoramas of the city and mountain-scapes that surround you. Wooden decks

and balconies featuring aspen trees and gardens with auto-drip irrigation system and a gas grill on the main terrace make this the ideal backdrop for entertaining or a quiet dinner for two.

The custom kitchen includes granite countertops and center island, full backsplash, top-of-the-line appliances, pendant and under-cabinet lighting, pantry, and sliding drawers in cabinets. Adjacent to the kitchen and the gas fireplace/living area is yet another balcony plus a built-in bar with shelving, Sub-Zero refrigerator and an insulated beverage drawer.

As you head up the stairs lined with modern textured walls (extra wallpaper squares included!) you pass accent spotlights for art pieces and notice again the peace and quiet that surrounds you despite your proximity to the many entertainment and shopping opportunities in Lower Downtown. You arrive at the the spacious 2nd floor Master suite with its 5-piece bath with jacuzzi tub, 3-sided gas fireplace and large walk-in California closet with plenty of room for the conveniently placed washer and dryer. A private, second-floor private terrace offers more great views, plus architectural pavers and plants.

### **Property Information**

- Neighborhood: Lower Downtown/Lodo
- Style: Contemporary 2-Story Penthouse Loft
- Year Built: 1928
- Bedrooms: Two
- Bathrooms: Two
- Finished Square Feet: 2,133 plus over 1,300 sq. ft of private terraces
- Fireplaces: Two
- Floors: Two
- Heat: Gas Forced Air, Central Air
- Parking: 2 Garage Spaces (#46 & #47)
- Storage: 2 personal storage units (#33 & #34)
- HOA Dues: \$527 which includes 2 parking spaces
- Dues Include: Trash, Water, Sewer, Heat, Insurance, Exterior & Grounds Maintenance
- Inclusions: All kitchen appliances including refrigerator and wine refrigerator, all attached light fixtures, electric sun shades and curtains, built-in bookshelves in living room
- Legal Description: WEST END LOFTS U-403 PARKING UN 46 & 47
- Possession: Negotiable

### **WEST END LOFTS**

Centrally located on the west end of Denver's Historic Lower Downtown District near 14th & Wazee, West End Lofts is one of Denver's historic warehouse conversions, the

historic Wazee St. fabric outlet building which completed renovation in 2002 with 33 loft residences, ground floor retail/office space and easy walking distance to an array of LoDo restaurants, shops and entertainment venues and to bike paths and jogging trails along Cherry Creek.

Broker remarks: 24-hour notice is required. By appointment only, listing agent must be present. Call Dan Polimino at 303-522-1161 or Gary Lohrman at 303-829-5900 for more information.