

Townhouse



2593 SQFT



4 Beds



4 Baths



1 Car

## PROPERTY DETAILS

1316 Yates in Denver offers an investment opportunity for homeowners. The townhome has luxurious finishes and each bedroom has its own bathroom. The basement can be rented out separately. The rooftop deck provides gorgeous views. The West Colfax area has improved connectivity to Downtown Denver. Owning this townhome can help achieve generational wealth. Rental income can be used to pay off the mortgage sooner or invested in retirement funds. This builder is dedicated to helping future generations build wealth.



**Taylor Bunney**

720-606-1503

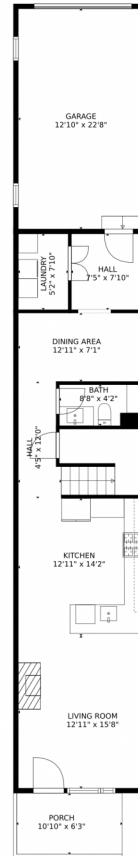
taylorbunney.realtor@gmail.com



Scan code  
for more  
property  
details



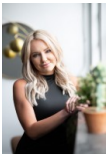
# 1316 Yates Street, Denver, CO 80204 – Main Level



**TOTAL: 1790 sq. ft**  
FLOOR 1: 737 sq. ft, FLOOR 2: 657 sq. ft, FLOOR 3: 396 sq. ft  
EXCLUDED AREAS: GARAGE: 292 sq. ft, PORCH: 68 sq. ft, BALCONY: 254 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



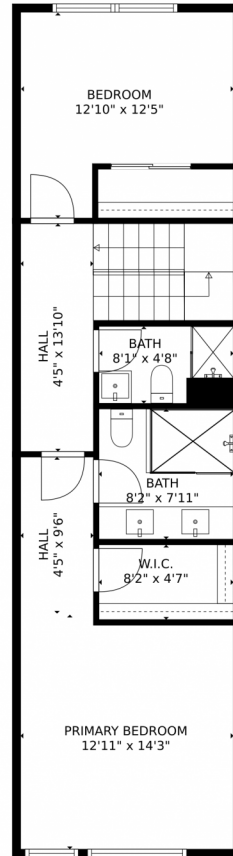
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Taylor Bunney**  
720-606-1503  
taylorbunney.realtor@gmail.com



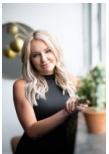
# 1316 Yates Street, Denver, CO 80204 – Second Level



**TOTAL: 1790 sq. ft**  
FLOOR 1: 737 sq. ft, FLOOR 2: 657 sq. ft, FLOOR 3: 396 sq. ft  
EXCLUDED AREAS: GARAGE: 292 sq. ft, PORCH: 68 sq. ft, BALCONY: 254 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



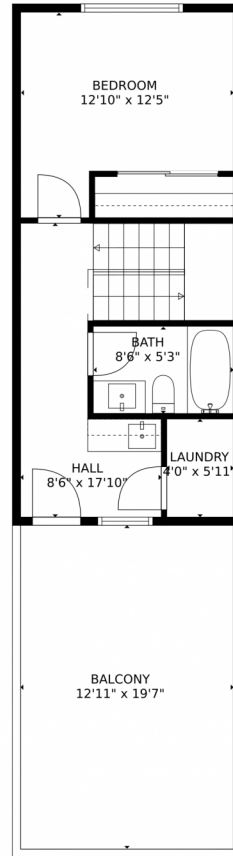
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Taylor Bunney**  
720-606-1503  
taylorbunney.realtor@gmail.com



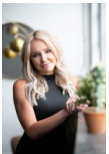
# 1316 Yates Street, Denver, CO 80204 – Third Level



**TOTAL: 1790 sq. ft**  
FLOOR 1: 737 sq. ft, FLOOR 2: 657 sq. ft, FLOOR 3: 396 sq. ft  
EXCLUDED AREAS: GARAGE: 292 sq. ft, PORCH: 68 sq. ft, BALCONY: 254 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Taylor Bunney**  
720-606-1503  
taylorbunney.realtor@gmail.com



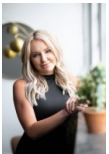
# 1316 Yates Street, Denver, CO 80204 – All Levels



**TOTAL: 1790 sq. ft**  
FLOOR 1: 737 sq. ft, FLOOR 2: 657 sq. ft, FLOOR 3: 396 sq. ft  
EXCLUDED AREAS: GARAGE: 292 sq. ft, PORCH: 68 sq. ft, BALCONY: 254 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Taylor Bunney**  
720-606-1503  
taylorbunney.realtor@gmail.com

