

Spacious 4-Bedroom Wheat Ridge Home with Finished Garden Level, Two-Car Garage & B



Single Family



2498 SQFT



4 Beds



2 Baths



2 Car



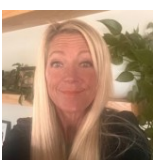
0.33 Acre

PROPERTY DETAILS

AVAILABLE NOW

Spacious 4-Bedroom Wheat Ridge Home with Finished Garden Level, Two-Car Garage & Beautiful Outdoor Spaces
Enjoy space, flexibility, and a great location in this spacious 4-bedroom, 2-bathroom single-family home at 4089 Ames Street, conveniently located near Berkeley, West Highlands, Tennyson Street, and downtown Denver.

Offering approximately 2,556 finished square feet, this home features a versatile layout with two bedrooms and a full bathroom on each level, providing plenty of room for families, guests, a home office, hobbies, and everyday living.



Kristine Heller
303-285-1568
leasing@elevatedpmc.com
<https://www.elevatedpmc.com/>



Scan code
for more
property
details



The main level features an updated kitchen with an adjacent eating area, hardwood floors, a comfortable living and dining area, and two bedrooms with a full bathroom. Large windows provide plenty of natural light throughout the main living spaces.

The finished garden level offers even more flexibility with its own private entrance, a second kitchen, two bedrooms, a full bathroom, and a large family room. An additional bonus room with a closet provides useful space for a home office, workout room, hobby space, or storage. This versatile lower level offers excellent options for additional living space, guests, recreation, or working from home.

The home's outdoor spaces have also been recently improved. The front yard features brand-new xeriscaping, creating an attractive and low-maintenance entry to the property. The backyard has been newly finished with fresh sod and attractive landscaping, creating a comfortable outdoor space for relaxing, entertaining, or enjoying time outside. Raised planter boxes provide a dedicated area for above-ground gardening, perfect for growing vegetables, herbs, flowers, and other plants.

A two-car garage provides convenient off-street parking and additional storage, including a loft-style storage area above a portion of the garage.

Located just west of Denver's Berkeley and West Highlands neighborhoods, this home offers convenient access to Tennyson Street's restaurants, shops, and entertainment, neighborhood parks, and shopping. I-70 is just a short drive away, providing a quick and convenient route west to the mountains for hiking, skiing, camping, and weekend getaways, or east to downtown Denver and beyond.

Water, sewer, and trash are included in the monthly rent. The property is pet friendly and includes washer/dryer hookups on both levels.

Tenant is responsible for electricity, gas, and internet.

This is a smoke-free property.

Application Fee Disclosure – Required by Colorado Law (C.R.S. §38-12-901 et seq.)

Elevated Property Management ("Landlord") provides this Rental Application Fee Disclosure to each prospective tenant pursuant to C.R.S. § 38-12-903. Elevated Property Management charges each prospective tenant the rental application fee of \$57.00 (the "Application Fee"), which amount may change without notice to Landlord. The application fee is based on the average expense Elevated Property Management incurs per prospective tenant in the course of processing multiple rental applications and information regarding how the average rental application fee is determined is provided below. The following breakdown represents Elevated Property Management's anticipated expenses associated with the Application Fee:

\$37.00 Processing fee paid for background screening, credit check, eviction verification and ID verification to 3rd party service providers.

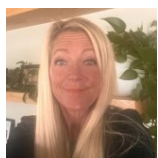
\$20.00 Processing and reviewing of background report, landlord verification and income verification performed by an Elevated Property Management professional.

\$57.00 TOTAL APPLICATION FEE

Cost of screening through Rentvine system, overhead expense and salaries for office staff.

Uniformity of Fees: All applicants applying for the same property are charged the same \$57.00 fee.

Portable Tenant Screening Reports (HB23-1099): Pursuant to Colorado law, Elevated Property Management accepts portable tenant screening reports. A portable report must be prepared by a consumer reporting agency at the applicant's request,



Kristine Heller
303-285-1568
leasing@elevatedpmc.com
<https://www.elevatedpmc.com/>



Scan code
for more
property
details



completed within the last 30 days, and provided directly to Elevated Property Management at no cost to us. If you submit a valid portable screening report meeting these statutory requirements, Elevated Property Management will not charge you an application fee. You must notify us at the time of application submission if you intend to provide such a report.

Colorado Required Rental Pricing Disclosure

Total Monthly Required Amount: \$3,284.95

The total monthly required amount for this rental is \$3,284.95. This amount includes base rent, and all mandatory, non-optional monthly fees required as a condition of tenancy, excluding government taxes and separately billed utilities.

Base Monthly Rent: \$3,250.00

Mandatory Monthly Fees: \$34.95

At Elevated Property Management, we strive to provide an experience that is cost-effective and convenient. That's why we provide a Resident Benefits Package (RBP) to address common headaches for our renters. Our program includes home and financial service packages that provide insurance, air filter changes, utility set up, credit building and more at a rate of \$34.95/month, added to every property as a required program. More details upon application.

*If you provide your own insurance policy, the RBP cost will be reduced by the amount of the insurance premium (\$11.95) billed by Second Nature Insurance Services (NPN No. 20224621).

Utilities and Services

Utilities are billed based on actual usage and are paid directly to the applicable utility providers. Utility costs vary based on consumption and provider rates and are not included in the total monthly required amount.

Trash service, if applicable, is billed separately based on the waste provider's rates and is not included in the advertised monthly cost unless expressly stated.

Deposits

A security deposit is required and is equal to one month's rent, depending on the applicant's qualifications. The security deposit is refundable, subject to the terms of the lease and Colorado law.

If applicable, a refundable pet deposit of \$300.00 per pet is required.

An averaged credit score under 650 for all applicants will require a security deposit of 2x the monthly rent. Averaged credit scores under 550 will be declined.

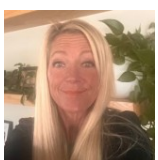
One-Time and Situational Fees

A mandatory lease and move-in administrative fee of \$200.00 will be due with the 2nd months lease payment.

Applicants will be considered with credit scores ranging from 550-649 with an added reoccurring Credit Contingency Fee of 1/12th of monthly rent and deposit of 2x monthly rent. Approved applicants can resubmit credit information if credit score is improved to 650+.

A non-sufficient funds (NSF) fee of \$35.00 applies if a payment is declined or returned by a financial institution.

Late fees will be assessed if rent is not paid in full within the seven days of due date. Late fees are limited to \$50.00 or 5% of



Kristine Heller
303-285-1568
leasing@elevatedpmc.com
<https://www.elevatedpmc.com/>



Scan code
for more
property
details



the unpaid rent balance, whichever is greater, and may only be applied to unpaid rent.

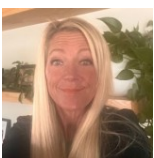
Optional Fees

If pets are permitted, pet screening is required at a cost of \$25.00 per pet.

A monthly pet fee of \$35.00 per pet will apply, where applicable.

Payment Processing Fees

Online payments made by debit or credit card may incur a processing fee of up to 4% of the payment amount. A cost-free payment option is always available via ACH utilizing your tenant portal.



Kristine Heller
303-285-1568
leasing@elevatedpmc.com
<https://www.elevatedpmc.com/>



Scan code
for more
property
details



4089 Ames Street, Wheat Ridge, CO 80212 — All Levels



TOTAL: 2498 sq. ft
1st floor: 1251 sq. ft, 2nd floor: 1247 sq. ft
EXCLUDED AREAS: GARAGE: 499 sq. ft, PORCH: 85 sq. ft, COVERED PATIO: 215 sq. ft,
PATIO: 63 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



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



Kristine Heller
303-285-1568
leasing@elevatedpmc.com
<https://www.elevatedpmc.com/>



Scan code
for more
property
details

