8707 E Florida Avenue
Denver, CO 80247
COMMUNITY: River Rock

MLS # 6254295
PRICE $264,900

Incredible Financing Incentives and Maintenance Free Living At It's Best!!











Condominium | 996 SQFT | 2 Beds | 2 Baths | 1 Car

PROPERTY DETAILS

Seller offering up to 3% concession to assist with buyer closing costs or rate buydowns. Additional incentives may be available for qualified buyers. Contact listing agent for details. Move-in ready and refreshed! This upper-level 2-bedroom, 2-bath condo offers the peace and privacy of top-floor living with no neighbors overhead. The entire unit has been freshly painted, and the primary bedroom and walk-in closet feature brand-new carpet. The kitchen features all-new appliances, ready for everything from quick weeknight dinners to weekend entertaining. The primary bedroom includes an ensuite 3/4 bath with walk-in closet, and a second full bath in the hallway serves the second bedroom and guests. The second bedroom is flexible enough for a guest room, home office, or roommate setup. In-unit laundry adds everyday convenience. Furnace and Air Conditioner are newer, installed 2 years ago. Parking is easy with a dedicated parking space plus a detached 1-car garage, perfect for storage, gear, or keeping your vehicle out of the Colorado weather. Enjoy life in a gated community amenities, including access to a pool, clubhouse, and fitness room, all just steps from your door. Low-maintenance living at its best.



Chrissy Lemmons
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Scan code for more property details





SELLER + LENDER CREDIT

8707 E Florida Avenue Unit #910 - Denver - CO

Save Up To $168 a month*

The seller and preferred lender, The Rueth Team, are offering up to 4% concessions toward an approved buyer's interest rate buydown and/or closing costs.

Compare your monthly payment

FULL PRICE

$2,004 /mo

7.30% (APR 7.518%)

Price	$264,900
Down (5%)	$13,245
Loan	$251,655

Baseline

$7,947 PRICE DROP

$1,902 /mo

7.05% (APR 7.266%)

Price	$256,953
Down (5%)	$12,848
Loan	$244,105

Save $102/mo

BEST PAYMENT

RATE BUYDOWN

$1,836 /mo

6.30% (APR 6.504%)

Price	$264,900
Down (5%)	$13,245
Loan	$251,655

Save $168/mo vs. full price

$66/mo less than the price drop

1 **Get Pre-Approved** Quick call with Nicole

2 **Lower Rate** As low as 6.30% (6.504% APR)

3 **Lock In The Savings** Credits applied at closing



YOUR LENDER
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*This property qualifies for a combined seller and lender credit of up to $10,464 toward the buyer's closing costs or interest rate buydown assuming 5% down and full price offer. Buyer is not obligated to use The Rueth Team with CrossCountry Mortgage to have an offer accepted, but must use The Rueth Team to qualify for the lender credit. Payments include principal and interest, estimated mortgage insurance where shown, property taxes ($148/mo) and homeowners insurance ($86/mo); HOA dues not included. Rates as of 10/28/2026 and subject to change; not a commitment to lend. CrossCountry Mortgage, LLC NMLS #3029. Equal Housing Opportunity.