



SOUTH + HIGH



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4_{BD} | 3-3.5_{BA} | 1,997 - 2,018_{SQFT}

6 Brand New Duplexes in University Neighborhood

- 1-Car Detached Garage
- 1 Block from University of Denver
- 6 Brand New Duplexes
- 4 Beds, 3-3.5 Baths
- Warm + Cool Packages with Luxury Finishes
- 3rd Level Flex Space with a Wet Bar
- Finished Basement with Additional Wet Bar
- 51-64 sq ft Rooftop Patio
- Timeless Design with a Blend of Modern Upgrades

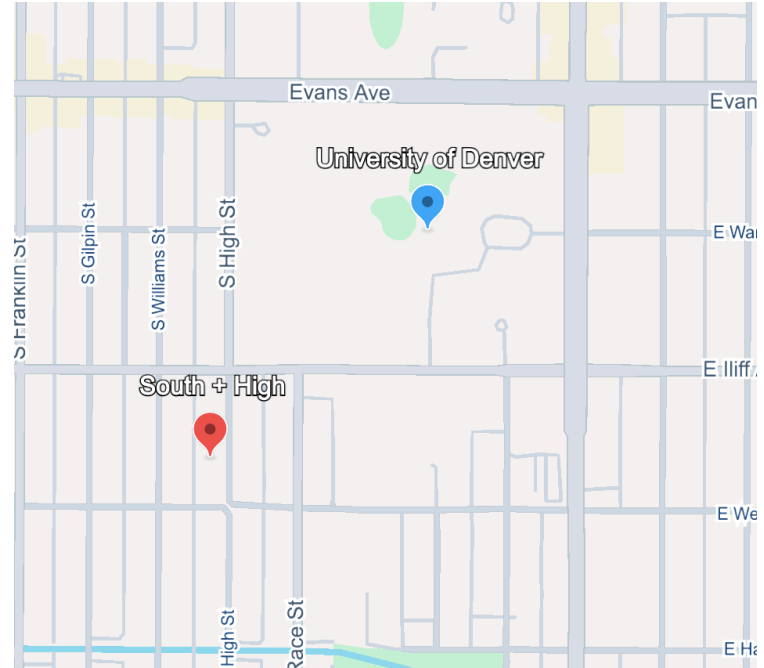


University Locale

Located just south of downtown Denver, the University neighborhood is a dynamic area known for its youthful energy, thanks to the presence of the University of Denver (DU). With a mix of historic charm, modern amenities, and an active community, this neighborhood is perfect for students, young professionals, and families alike.

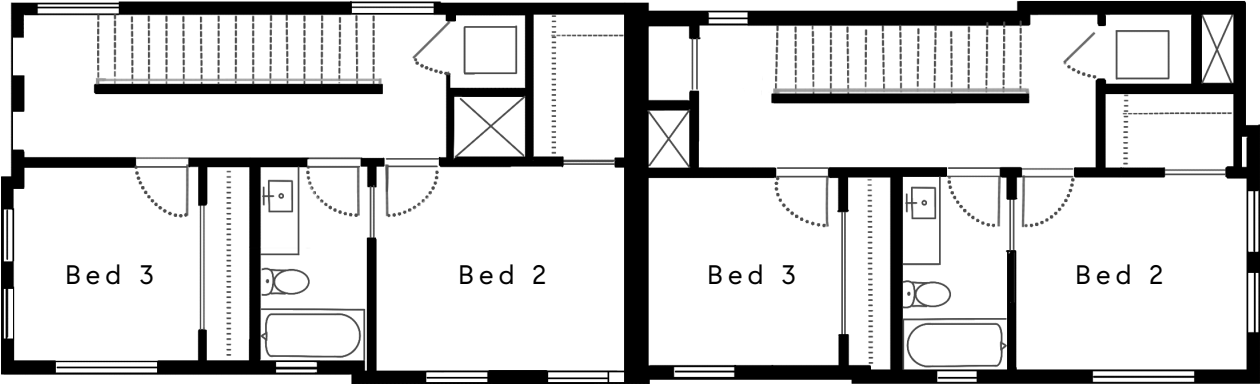
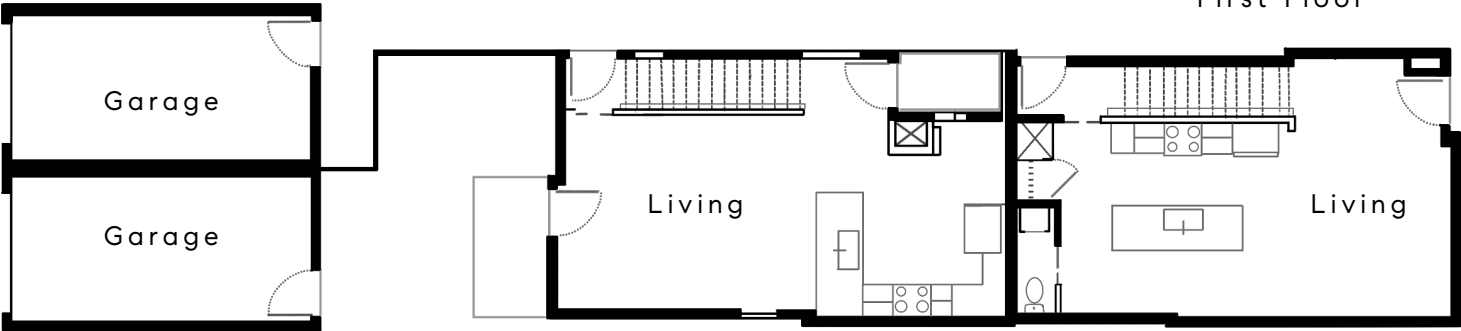
Whether you're looking for exciting activities, delicious dining, or a welcoming place to call home, the University neighborhood offers something special for everyone. It's a community where tradition meets innovation, creating a space that's as diverse as the people who live and visit there.

- Situated less than a block from DU
- Surrounded by Dining and Amenities
- Easy access to I-25
- Centrally located close to Downtown, Cherry Creek, Wash Park, and more



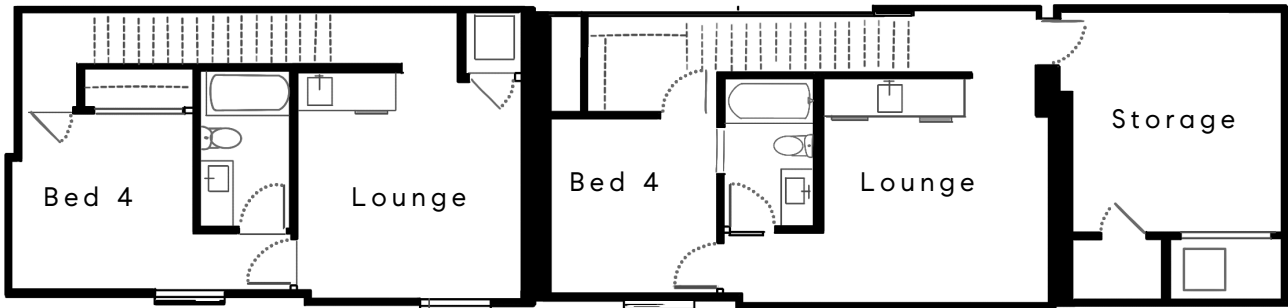
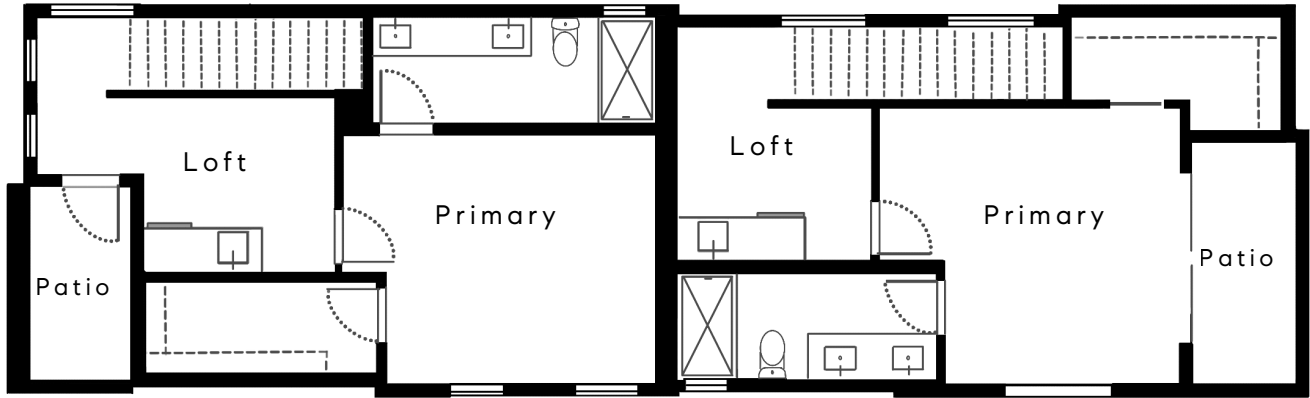
Floor Plans

First Floor



Second Floor

Third Floor

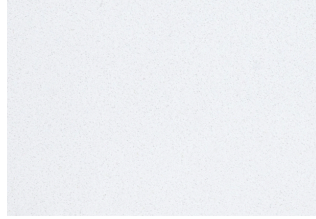


Basement

WARM PACKAGE



Kitchen Cabinetry



Countertops



Kitchen Backsplash 4 x 16



Primary Bathroom Flooring



Engineered Hardwood



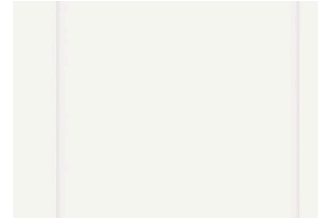
Carpet



Bathroom Flooring

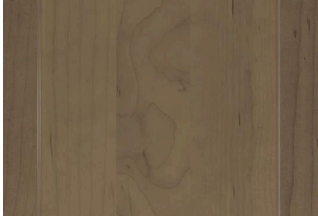


Bathroom Backsplash 3X6

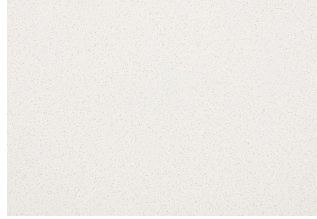


Bathroom Cabinetry

COOL PACKAGE



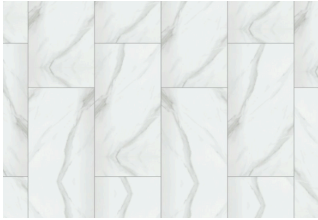
Kitchen Cabinetry



Kitchen Countertops



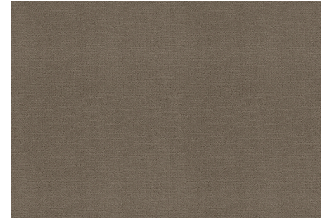
Backsplash



Primary Bathroom Flooring



Engineered Hardwood



Carpet



Bathroom Flooring



Bathroom Countertops



Bathroom Cabinetry



COMPASS



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