



**FLATGRASS**  
*realty*

**Bedrooms**

2

**Baths**

1

**Square Footage**

900

**Year Built**

1903

**Utilities**

Water/Sewer  
Trash/Recycling  
Included

**Parking**

Garage, Detached

**Spaces**

1

**Pets**

No Pets

**Lease Term**

1 year

**Style**

Up/Down Duplex

**LEASING OFFICE**

leasing@flatgrass.com

Call 303.284.2237x8

[www.flatgrass.com](http://www.flatgrass.com)

**\$1,350/month**

4107 Xavier Street - Unit A  
Denver, Colorado 80212



**Victorian Charmer on a Spacious Berkeley Lot**

Centered in the core of the popular Berkeley neighborhood of Northwest Denver, the lower level of this up/down duplex lives like a single family.

A combination of original character and modern updates offers the best of both worlds. The unit lives large and is filled with natural light thanks to it's southern exposure on a corner lot. A spacious fenced yard and patio area provide plenty of elbow room for outdoor living. The unfinished basement and detached one car garage cover parking and storage needs.

All kitchen appliances as well as on site laundry with washer and dryer included.

Walk to 24 hour fitness, Sunflower Market, and the Tennyson Street corridor.

Call today for your private showing.



**FLATGRASS**  
*realty*

**\$1,350/month**

4107 Xavier Street - Unit A  
Denver, Colorado 80212

**Sub Area**  
Berkeley

**Construction**  
Brick

**Heating**  
Gas, Forced Air

**Laundry**  
In Unit

**Appliances**  
Stove/Oven  
Refrigerator  
Dishwasher  
Disposal  
Microwave  
Washer  
Dryer

**Additional  
Features**

Wood Floors  
Large Fenced Yard  
Patio Area  
1 Car Garage  
Cable TV &  
Internet Available  
Sprinkler System

**LEASING OFFICE**

leasing@flatgrass.com  
Call 303.284.2237x8

[www.flatgrass.com](http://www.flatgrass.com)

