



Stuart Residences



GARRETT BESERRA

720.560.9312 // Garrett@modusrealestate.com

MODUS
REAL ESTATE

8 European Design-Inspired Residences



BERKELEY &
TENNYSON STREET



SUNNYSIDE

Joyride Brewing •

Edgewater Public Market •

Syrup •

Target •

Starbucks •

King Soopers •

Walter-Branch Park •

Gusto •

ChoLon •

Odell's Brewhouse & Pizzeria •

Sloan's Tap & Burger •

Alamo Drafthouse •

Side Pony Coffee & Cocktails •

Sloan's Lake

// 10 min to Downtown Denver

// 5 min to Light Rail Station

// 3 min to Sloan's Lake



HIGHLANDS
& LOHI

Coors Field



Union
Station

JEFFERSON
PARK



DOWNTOWN DENVER



Empower Field
(Broncos Stadium)

Meow
Wolf •



Colfax Avenue



Stuart Residences



Perry Street Stop

Raíces Brewing Company •

Light Rail Line

Sheridan Blvd

Federal Blvd



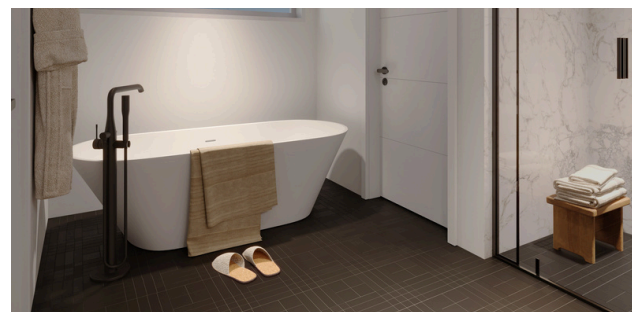
- // Airbnb suites (\$24K in projected revenue)
- // Mid-century/Scandinavian Interiors
- // Front yards (Select units)
- // Backyards (select units)
- // Open Floor Plans
- // Wide Floor Plans
- // 3-bed Units
- // Balconies off the Living & Primary bedroom (select units)
- // Mountain and city views from Primary bedroom (select units)
- // 5-piece primary bath
- // Large office/workout room
- // Large walk-in closets



Warm Package Finishes

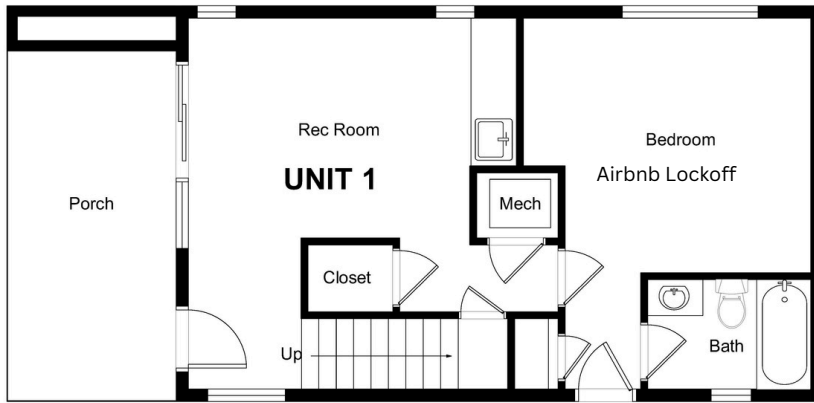


Contrast Package Finishes

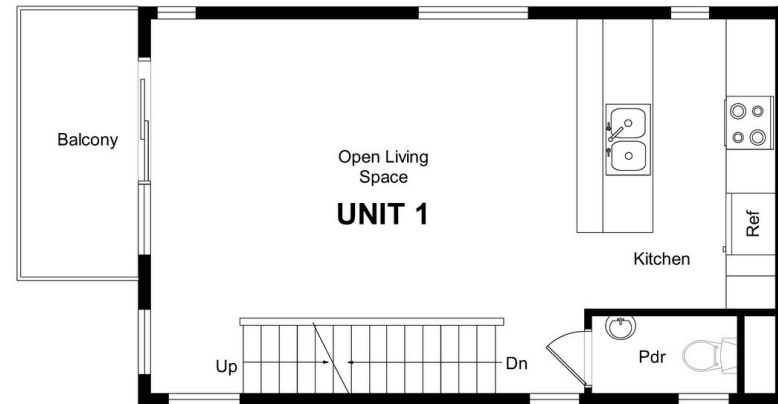


UNIT 1

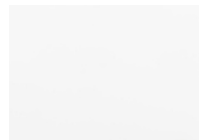
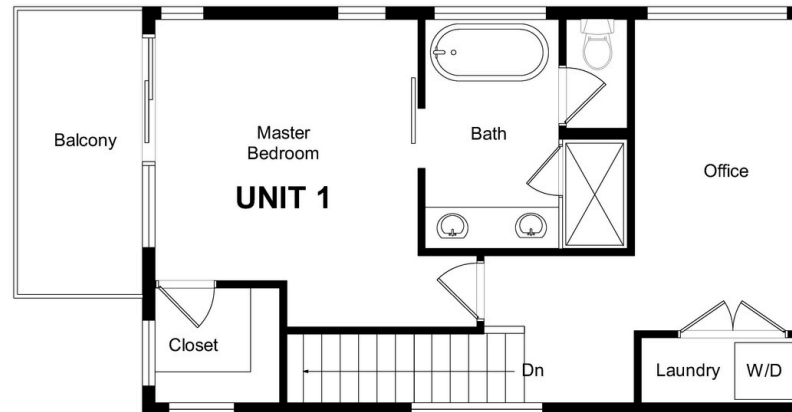
First Level



Second Level



Third Level



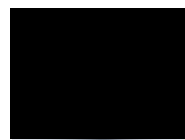
Kitchen Countertop
Pental Super White



Kitchen Backsplash
Freehand Cotton Matte



Upper Cabinets
Battle Creek Oak



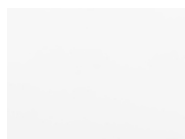
Lower Cabinets
Black Matte



Kitchen Pendants
Ceramic



Bath Cabinets
Battle Creek Oak



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Chalk & Basalt



Bath Wall Tile
Glenrock



Cabinet Hardware
Matte Black



Kitchen Chandelier
Ceramic



3 Bedrooms



2.5 Baths



1,710 Square Feet



Office/Work
Out Room



Balconies Off Living Area
and Primary Bedroom

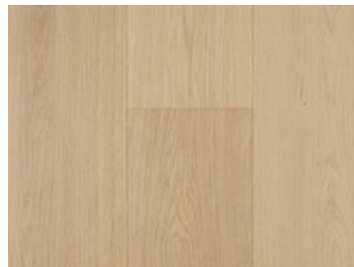


Airbnb Suite

13th Avenue

1

Stuart Street



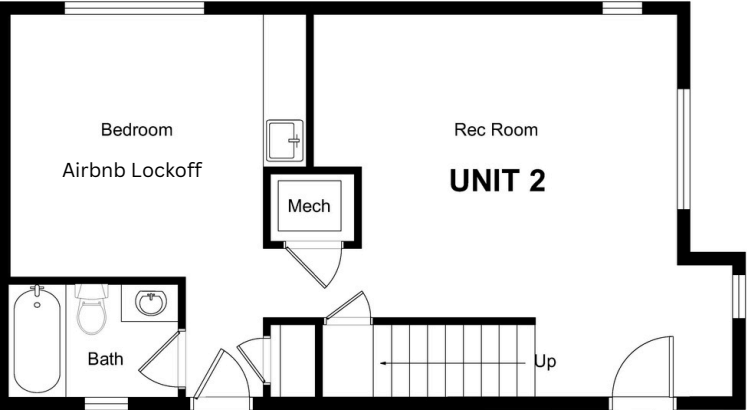
1st & 2nd Level Wood Floor
Crystal



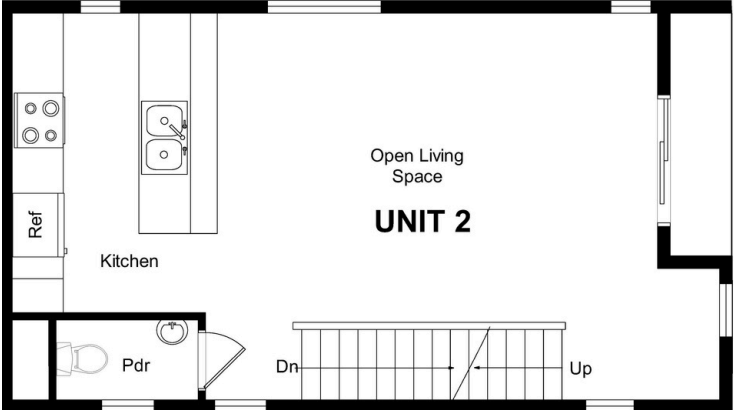
3rd Level Bedroom Carpet
Natural Wool Carpet

UNIT 2

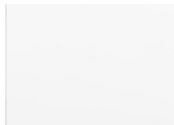
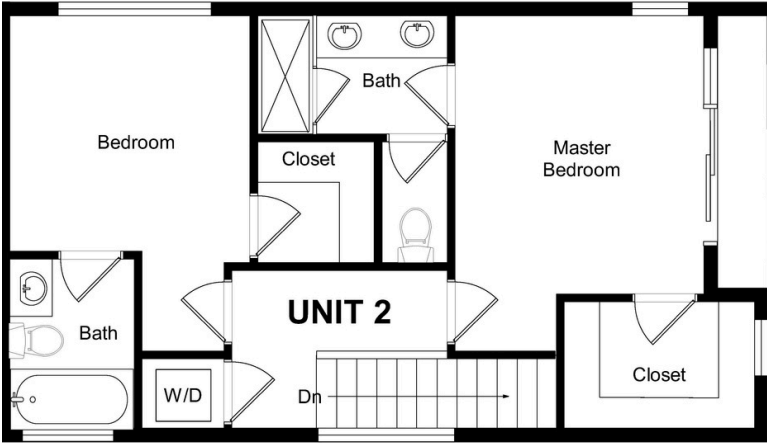
First Level



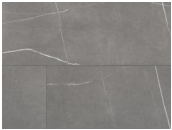
Second Level



Third Level



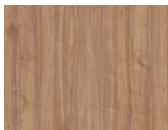
Kitchen Countertop
Pental Super White



Kitchen Backsplash
Nomad Porcelian Argent



Upper Cabinets
White Matte



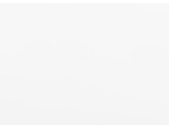
Lower Cabinets
Light Select Walnut



Kitchen Pendants
Speckled Cream



Bath Cabinets
Light Select Walnut



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Ash & Chalk



Bath Wall Tile
Porcelain Slate Charcoal



Cabinet Hardware
(except Kitchen)
Black



Kitchen Chandelier
White Dawn



3 Bedrooms



3.5 Baths



1,749 Square Feet



Large Backyard



Media Room



Airbnb Suite

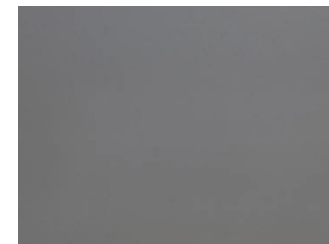
13th Avenue

2

Stuart Street



Main Level Wood Floor
Smoke



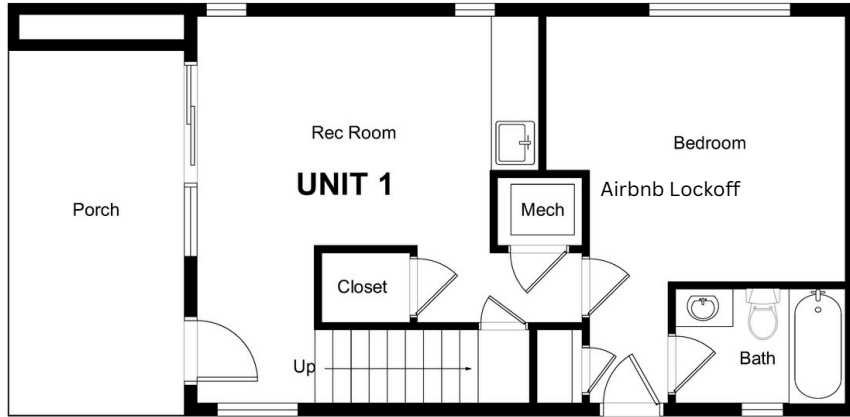
1st Floor Bar Countertop
Paloma Honed



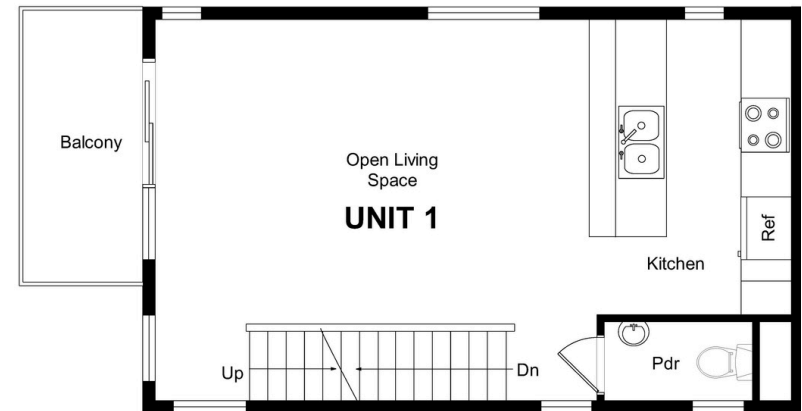
Stairway/Bedroom Carpet
Natural Wool Carpet

UNIT 3

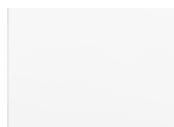
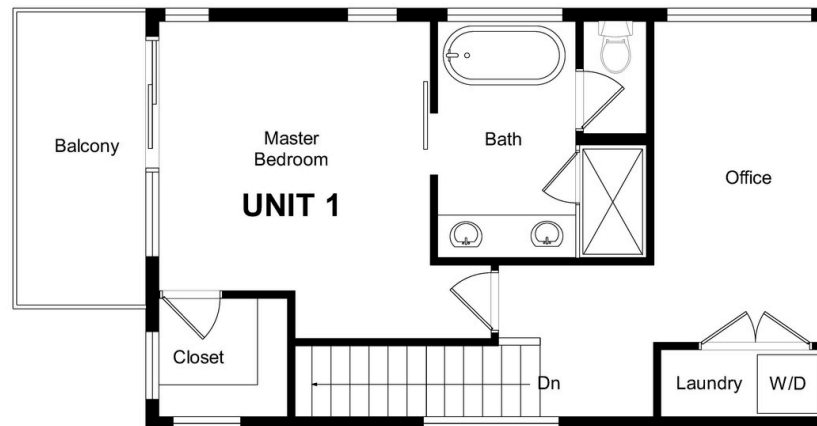
First Level



Second Level



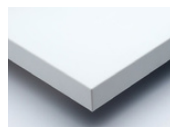
Third Level



Kitchen Countertop
Pental Super White



Kitchen Backsplash
Nomad Porcelain Argent



Upper Cabinets
White Matte



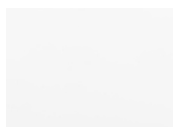
Lower Cabinets
Light Select Walnut



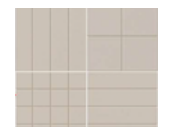
Kitchen Pendants
Speckled Cream



Bath Cabinets
Light Select Walnut



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Ash & Chalk



Bath Wall Tile
Porcelain Slate Charcoal



Cabinet Hardware
(except Kitchen)
Black



Kitchen Chandelier
White Dawn



3 Bedrooms



2.5 Baths



1,710 Square Feet



Office/Work
Out Room



Balconies Off Living Area
and Primary Bedroom



Airbnb Suite

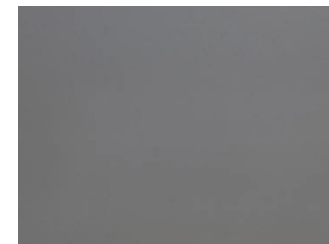
13th Avenue

Stuart Street

3



Main Level Wood Floor
Smoke



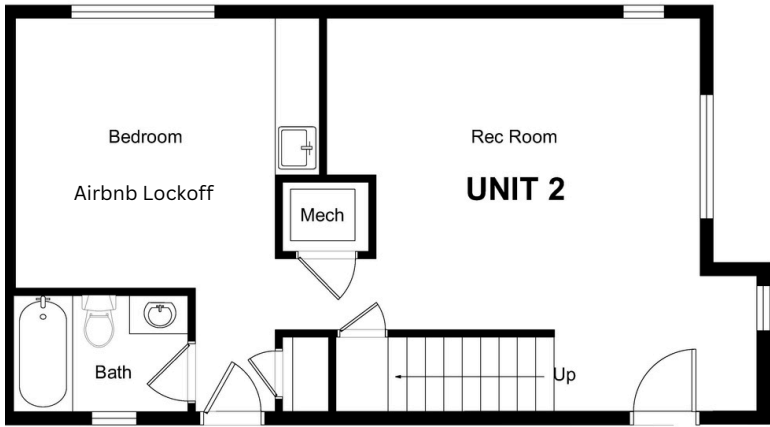
1st Floor Bar Countertop
Paloma Honed



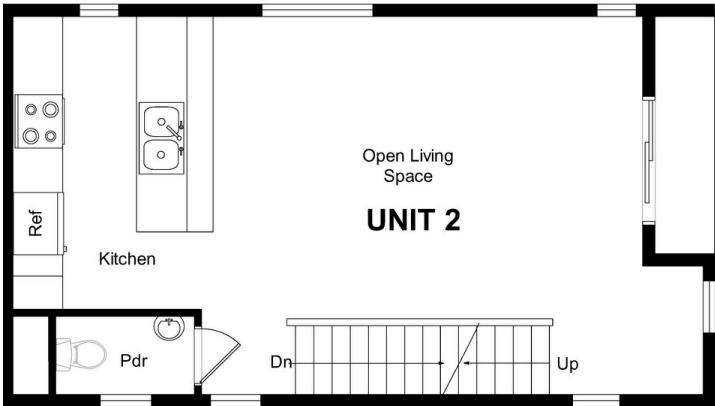
Stairway/Bedroom Carpet
Natural Wool Carpet

UNIT 4

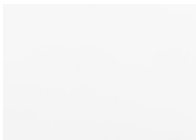
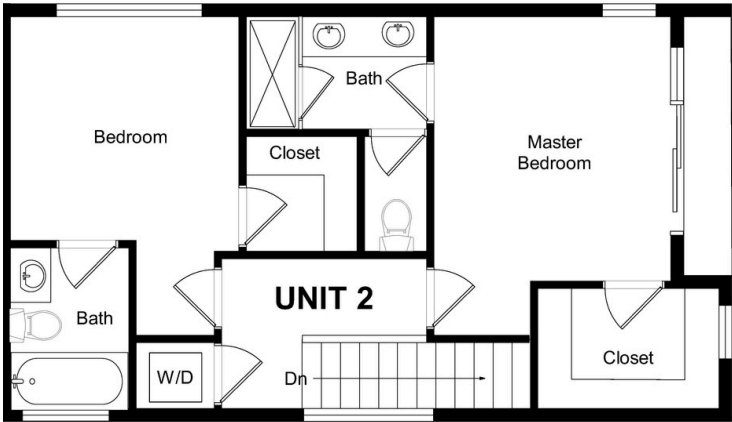
First Level



Second Level



Third Level



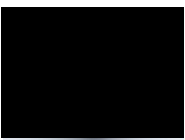
Kitchen Countertop
Pental Super White



Kitchen Backsplash
Freehand Cotton Matte



Upper Cabinets
Battle Creek Oak



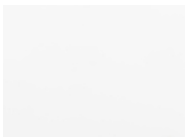
Lower Cabinets
Black Matte



Kitchen Pendants
Ceramic



Bath Cabinets
Battle Creek Oak



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Chalk & Basalt



Bath Wall Tile
Glenrock



Cabinet Hardware
Matte Black



Kitchen Chandelier
Ceramic



3 Bedrooms



3.5 Baths



1,749 Square Feet



Large Backyard



Media Room

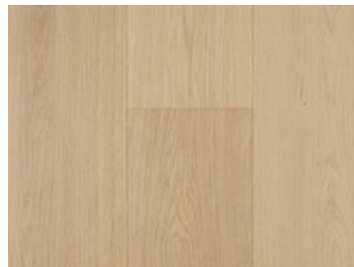


Airbnb Suite

13th Avenue

Stuart Street

4



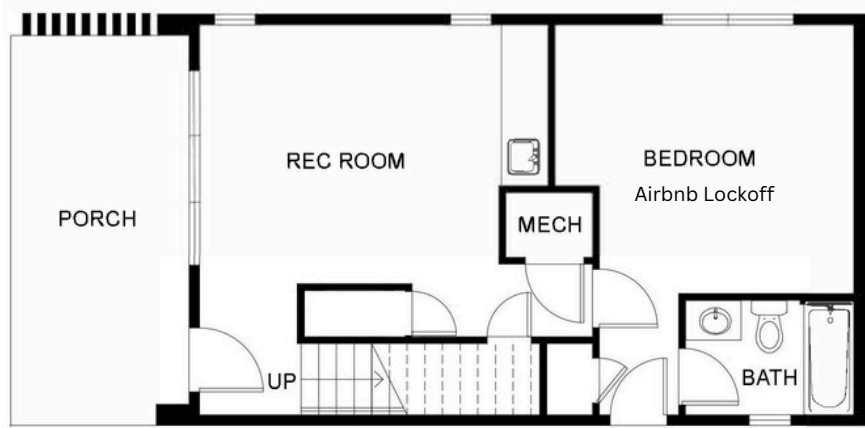
1st & 2nd Level Wood Floor
Crystal



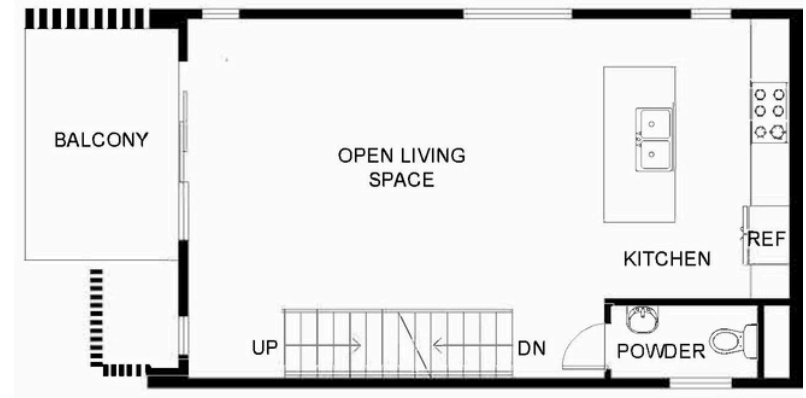
3rd Level Bedroom Carpet
Natural Wool Carpet

UNIT 5

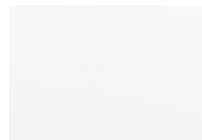
First Level



Second Level



Third Level



Kitchen Countertop
Pentel Super White



Kitchen Backsplash
Freehand Cotton Matte



Upper Cabinets
Battle Creek Oak



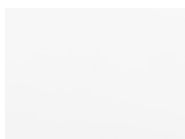
Lower Cabinets
Black Matte



Kitchen Pendants
Ceramic



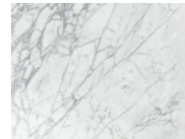
Bath Cabinets
Battle Creek Oak



Bath Countertop
Pentel Super White



Bath Floor Tile
Porcelain Chalk & Basalt



Bath Wall Tile
Glenrock



Cabinet Hardware
Matte Black



Kitchen Chandelier
Ceramic



3 Bedrooms



2.5 Baths



1,731 Square Feet



Office/Work
Out Room



Balconies Off Living Area
and Primary Bedroom

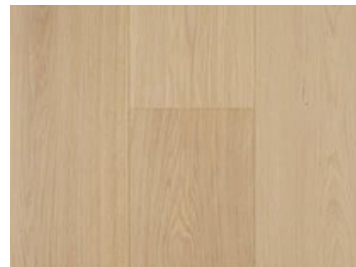


Airbnb Suite

13th Avenue

Stuart Street

5



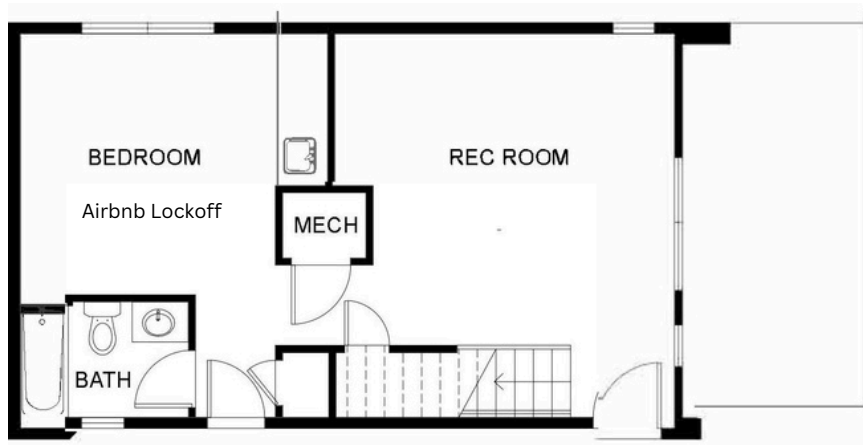
1st & 2nd Level Wood Floor
Crystal



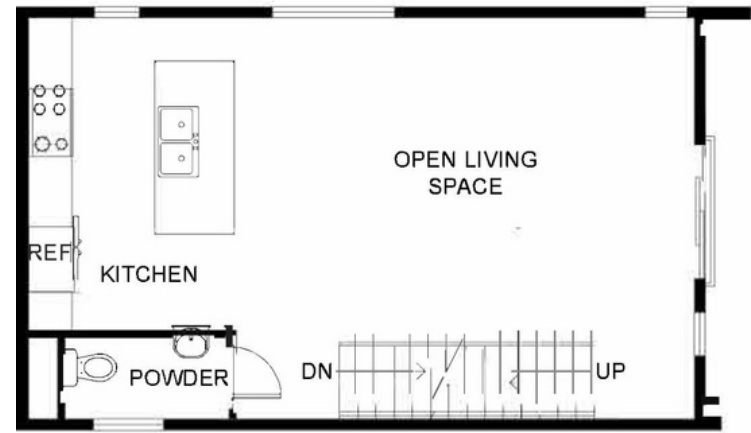
3rd Level Bedroom Carpet
Natural Wool Carpet

UNIT 6

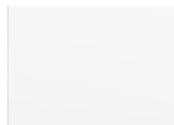
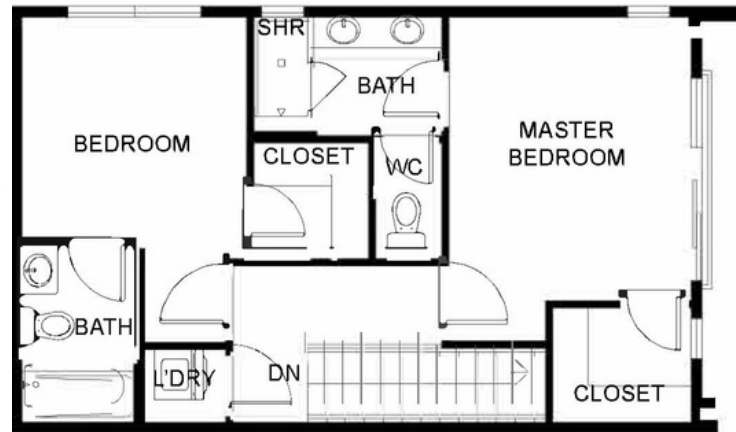
First Level



Second Level



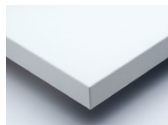
Third Level



Kitchen Countertop
Pental Super White



Kitchen Backsplash
Nomad Porcelain Argent



Upper Cabinets
White Matte



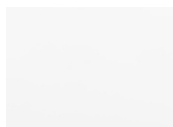
Lower Cabinets
Light Select Walnut



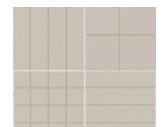
Kitchen Pendants
Speckled Cream



Bath Cabinets
Light Select Walnut



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Ash & Chalk



Bath Wall Tile
Porcelain Slate Charcoal



Cabinet Hardware
(except Kitchen)
Black



Kitchen Chandelier
White Dawn



3 Bedrooms



3.5 Baths



1,710 Square Feet



Large Backyard



Media Room



Airbnb Suite

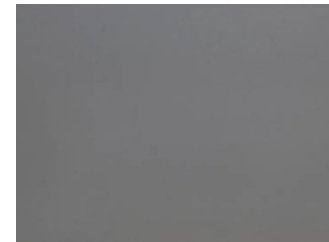
13th Avenue

Stuart Street

6



Main Level Wood Floor
Smoke



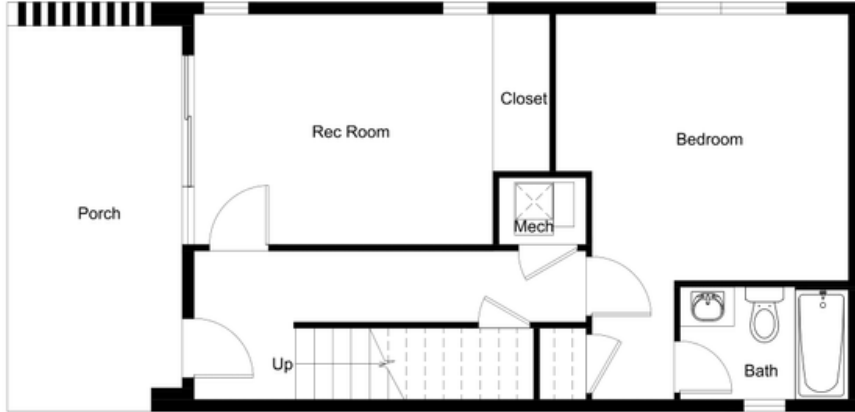
1st Floor Bar Countertop
Paloma Honed



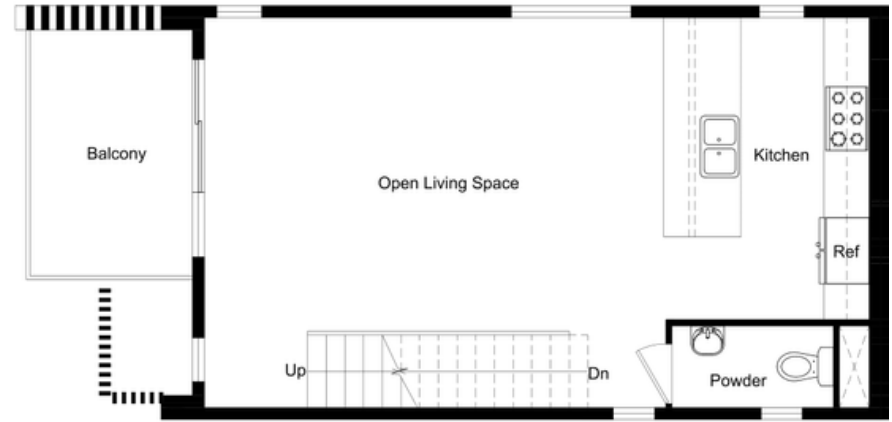
Stairway/Bedroom Carpet
Natural Wool Carpet

UNIT 7

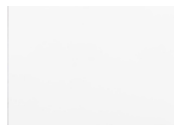
First Level



Second Level



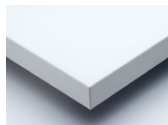
Third Level



Kitchen Countertop
Pental Super White



Kitchen Backsplash
Nomad Porcelian Argent



Upper Cabinets
White Matte



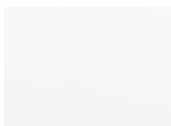
Lower Cabinets
Light Select Walnut



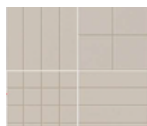
Kitchen Pendants
Speckled Cream



Bath Cabinets
Light Select Walnut



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Ash & Chalk



Bath Wall Tile
Porcelain Slate Charcoal



Cabinet Hardware
(except Kitchen)
Black



Kitchen Chandelier
White Dawn



3 Bedrooms



2.5 Baths



1,731 Square Feet



Media/Rec
Room



Balconies Off Living Area
and Primary Bedroom



5-Piece Primary
Bath

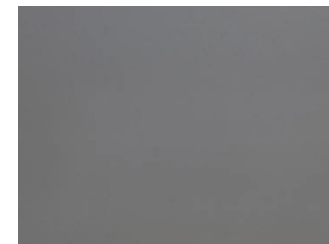
13th Avenue

Stuart Street

7



Main Level Wood Floor
Smoke



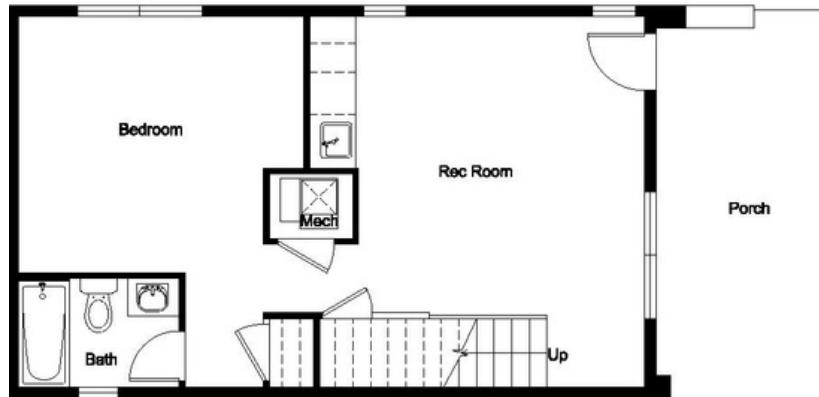
1st Floor Bar Countertop
Paloma Honed



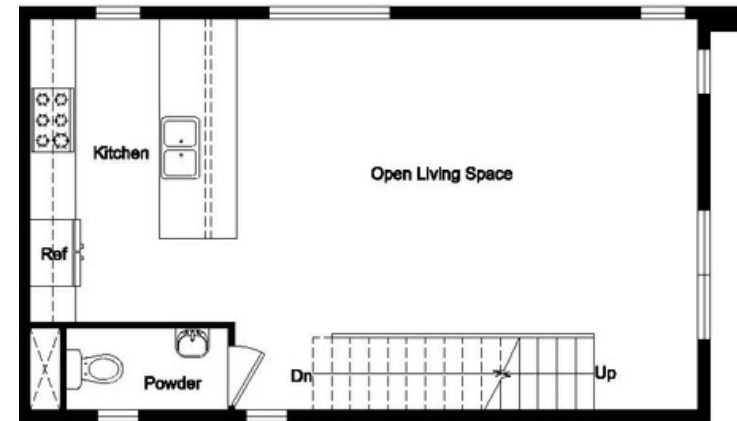
Stairway/Bedroom Carpet
Natural Wool Carpet

UNIT 8

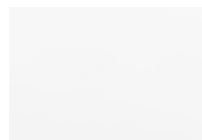
First Level



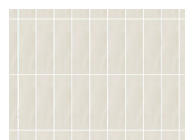
Second Level



Third Level



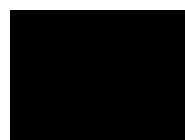
Kitchen Countertop
Pental Super White



Kitchen Backsplash
Freehand Cotton Matte



Upper Cabinets
Battle Creek Oak



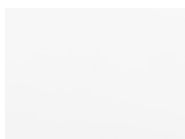
Lower Cabinets
Black Matte



Kitchen Pendants
Ceramic



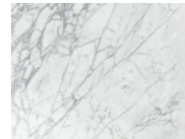
Bath Cabinets
Battle Creek Oak



Bath Countertop
Pental Super White



Bath Floor Tile
Porcelain Chalk & Basalt



Bath Wall Tile
Glenrock



Cabinet Hardware
Matte Black



Kitchen Chandelier
Ceramic



3 Bedrooms



3.5 Baths



1,710 Square Feet



Large Backyard

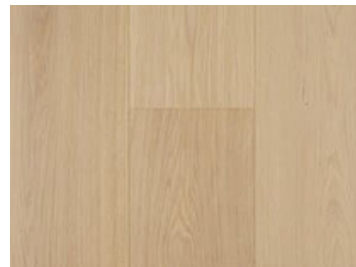


Media Room

13th Avenue

Stuart Street

8



1st & 2nd Level Wood Floor
Crystal



3rd Level Bedroom Carpet
Natural Wool Carpet

ADDITIONAL FINISHES



Bosch Refrigerator
Stainless Steel French Doors



Bosch Range
Stainless Steel Electric



Summit Compact Freezer
Stainless Steel Electric



Bosch Dishwasher
Stainless Steel



GE Profile Microwave
Stainless Steel



Zephyr Hooded Vent
Stainless Steel



Single Bowl Kitchen Sinks
Black



Pfister Kitchen Faucet
Brushed Gold



In-Sink-Erator
Garbage Disposal Grey



Primary Bath Faucet
Matte Black



Primary Bath Shower
Matte Black



Proflo Undermount Sink
White Ceramic



Proflo Toilet
White Ceramic



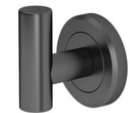
Floor Mounted Faucet
Unit 1 Models Only



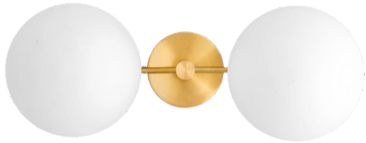
Towel Ring
Matte Black



Tissue Paper Holder
Matte Black



Proflo Robe Hook
Matte Black



Guest Bath Lighting (Warm)
Sealed Brass



Guest Bath Lighting (Contrast)
Black W/ Oak Finish



Southern Hills Cabinet Hardware
Matte Black (All except Warm Kitchen)



Southern Hills Cabinet Hardware
Brushed Gold (Warm Kitchen)



Bathroom Mirror
Black Round Edge



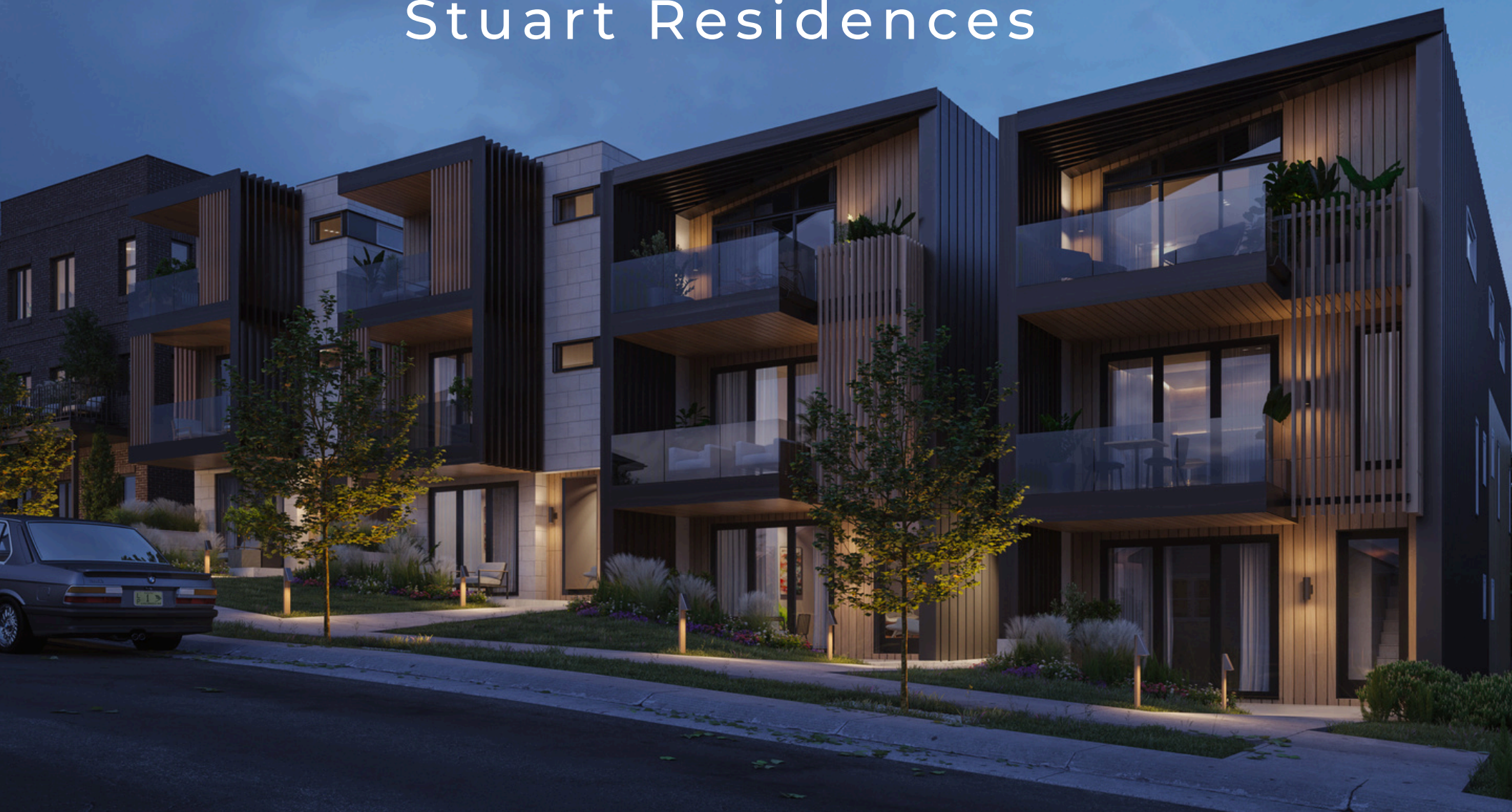
Stand Alone Soaking Tub
Unit 1 Models Only



Powder Bath
Wall Mount Sink
White Ceramic



Stuart Residences



GARRETT BESERRA

720.560.9312 // Garrett@modusrealestate.com



Ask About Our Preferred Lender Advantage!

MODUS
REAL ESTATE