



Wolff Street Townhomes



GARRETT BESERRA

720.560.9312  Garrett@modusrealestate.com

MODUS
REAL ESTATE

12 Mid-Century Modern Residences



BERKELEY &
TENNYSON STREET



SUNNYSIDE

Sloan's Lake

- 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 ●

15 min to Downtown Denver
 5 min to Light Rail Station
 8 min to Sloan's Lake



HIGHLANDS & LOHI

Coors Field



Union Station



DOWNTOWN DENVER

Federal Blvd

JEFFERSON PARK



Empower Field
(Broncos Stadium)

Meow Wolf ●



Colfax Avenue

Raíces Brewing Company ●

Perry Street Stop



Light Rail Line


Sheridan Blvd

Sheridan Blvd Stop




Wolff Street Townhomes

W 10th Avenue

 12-Mins into the heart of Downtown Denver


 6-Mins to Alamo Drafthouse


 6-Mins to Side Pony Coffee & Cocktails


 7-Mins to Sloan's Tap and Burger


 7-Mins to Odell's Brewhouse & Pizzeria


 7-Mins Gusto & Chulon


 8-Mins to Sloan's Lake

 3-Mins to the Sheridan Blvd Lightrail Station

 3-Mins to Lakewood Dry Gulch Park

 3-Mins to Edgewater Public Market

 6-Mins to Joyride Brewing


 8-Mins to Empower Field & Meow Wolf





Sloan's Lake







 Short-term Rental suites (\$24K AirDNA projected income)


 Mid-century Modern


 Interiors Front yards (All units)


 Private Fenced Backyards (All units)

 Open Floor Plans

 Wide Floor Plans


 3-bed Units & Two 4-bed Units

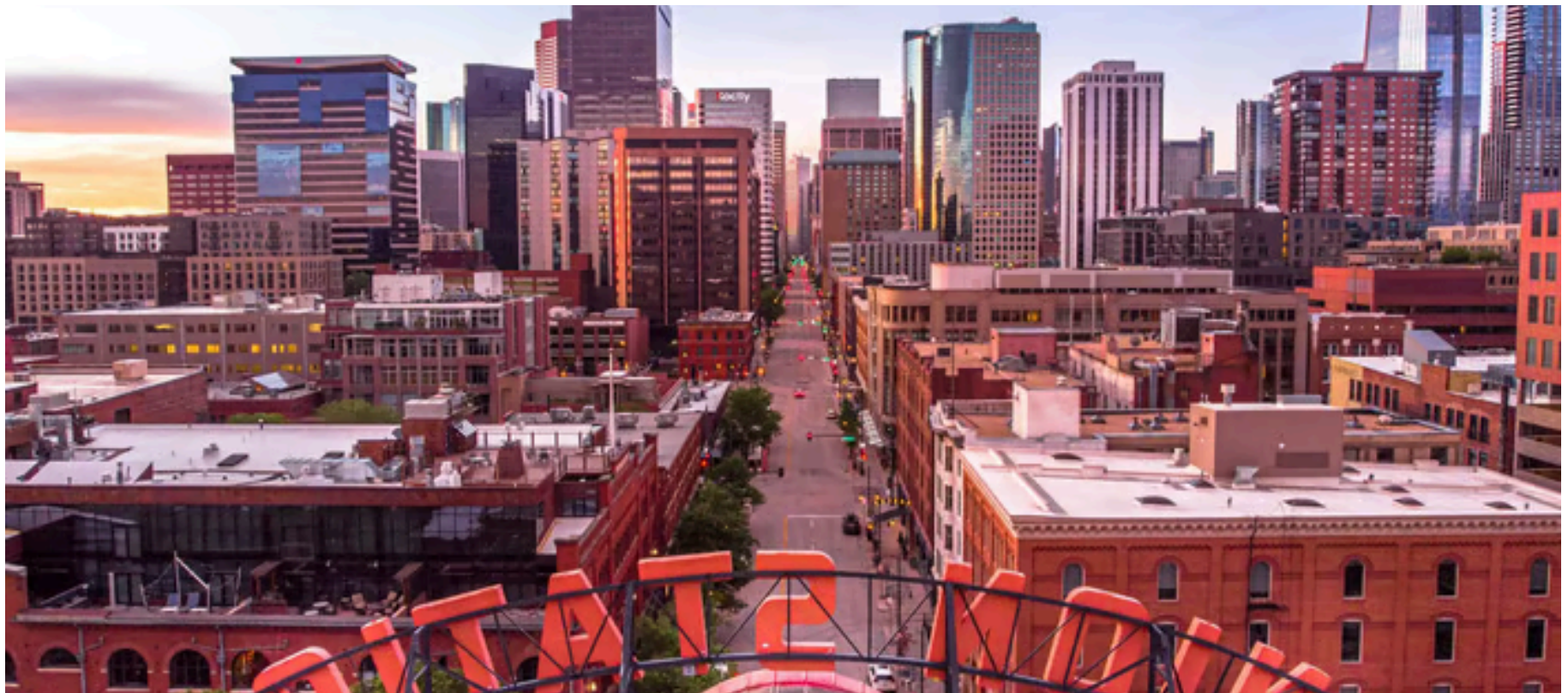
 Convenience to Parks, Restaurants, and Shops

 Mountain and/or city views from deck

 Large office/workout room

 Large walk-in closets

 9-Min Commute to Downtown Denver





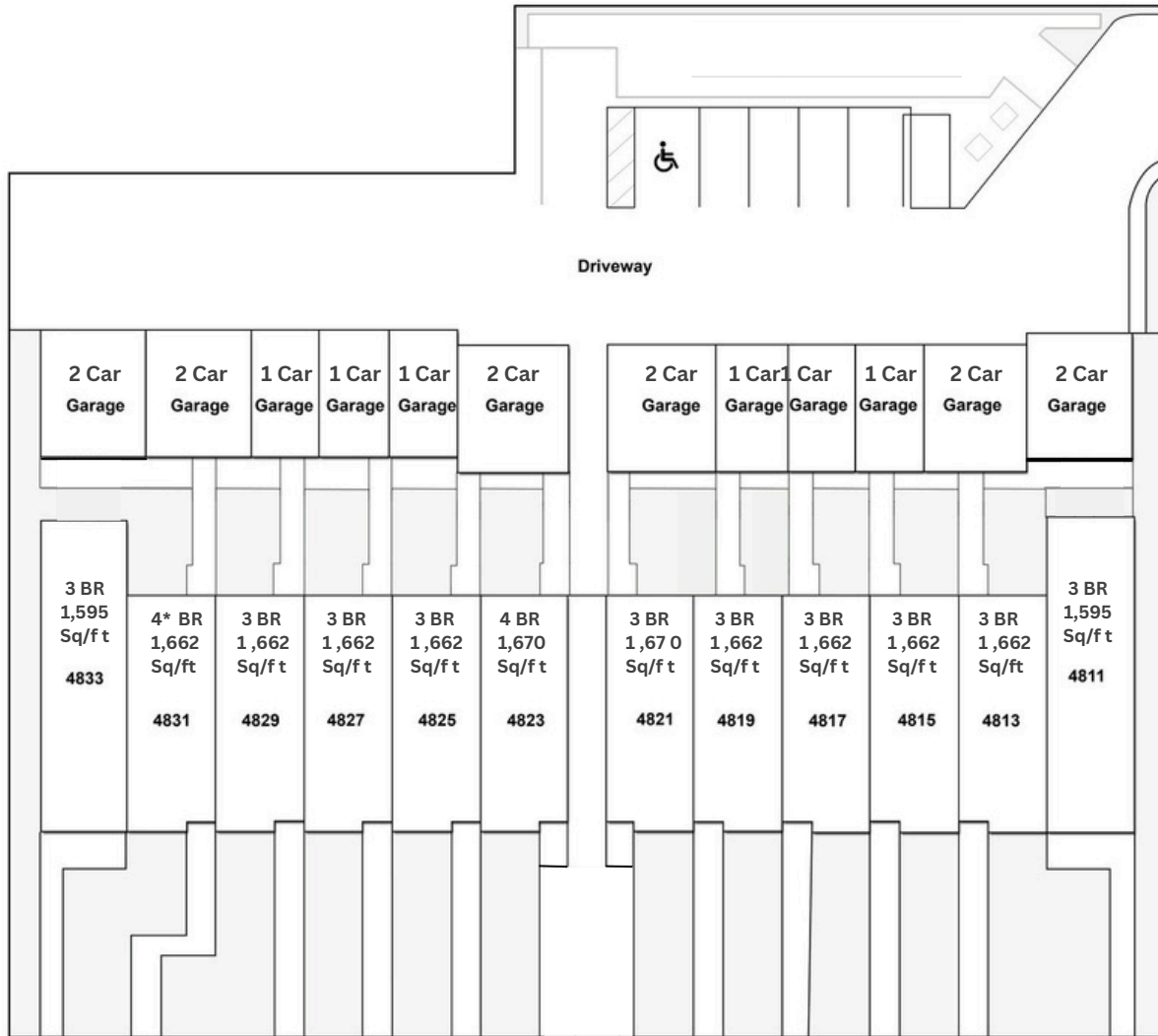
Light Package Finishes





Dark Package Finishes





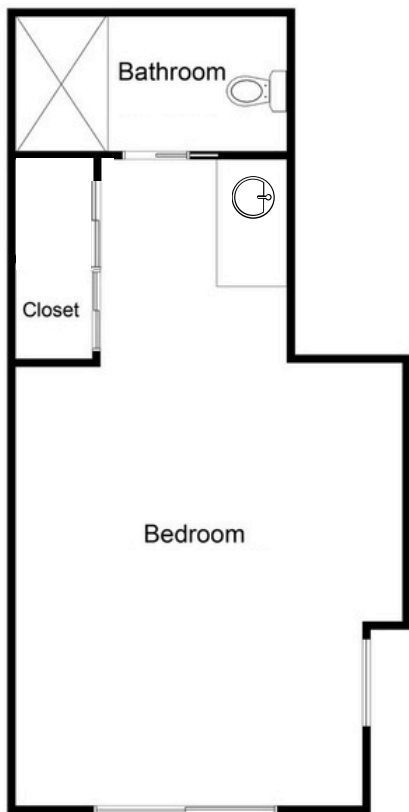
**All Backyards
are Private &
Fenced**

SITE PLAN

Wolff Townhomes Site Plan

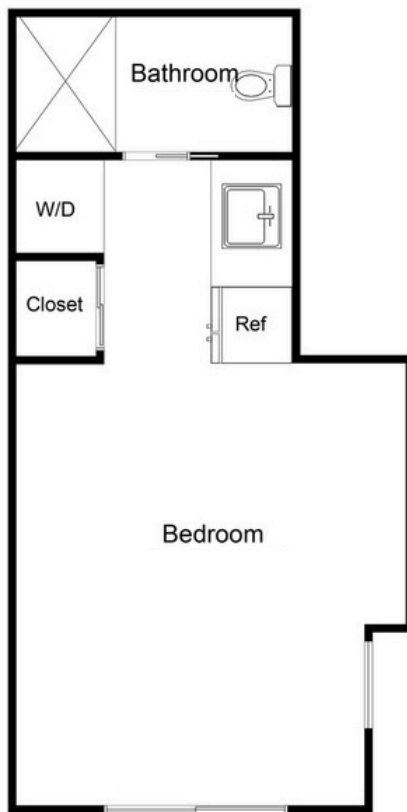


Short-term Rental Options



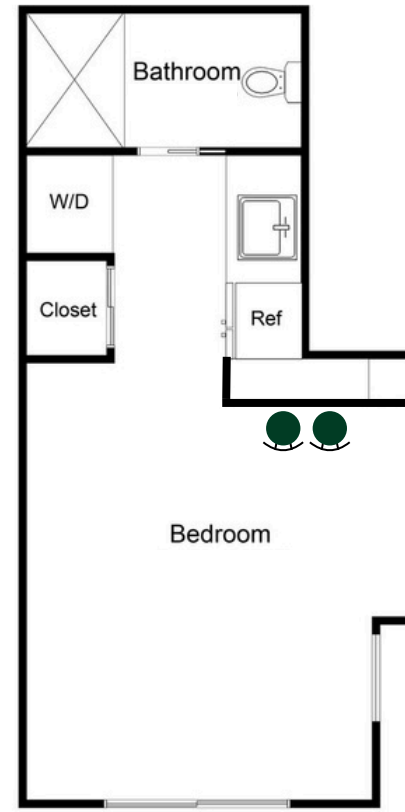
Option One

Standard Bathroom layout
No added cost
No upgrade



Option Two

Kitchenette (Small fridge, two open shelves, extended countertop, and washer/dryer connections)
Additional \$5,500



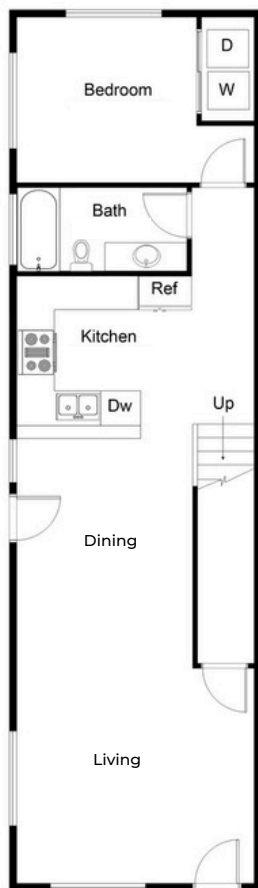
Option Three

Kitchenette (Small fridge, built-in cabinets above, bar seating, additional lower cabinet, washer/dryer connections)
Additional \$8,000

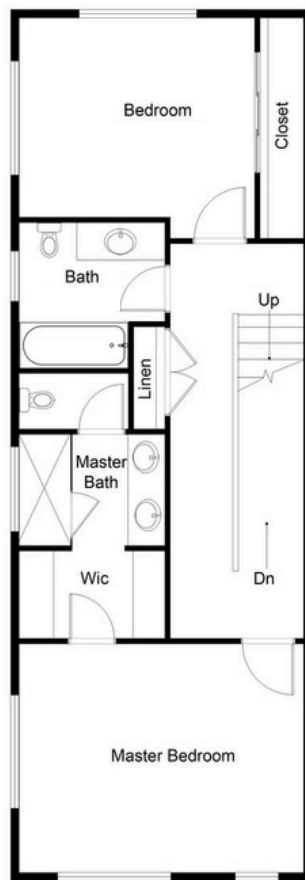
****Disclaimer:** The Seller and marketing team do not guarantee the Buyer's ability to operate the property as a short-term rental. All short-term rental use is subject to local laws, zoning regulations, and permitting requirements. Buyers are solely responsible for verifying eligibility and compliance with applicable municipal codes.**



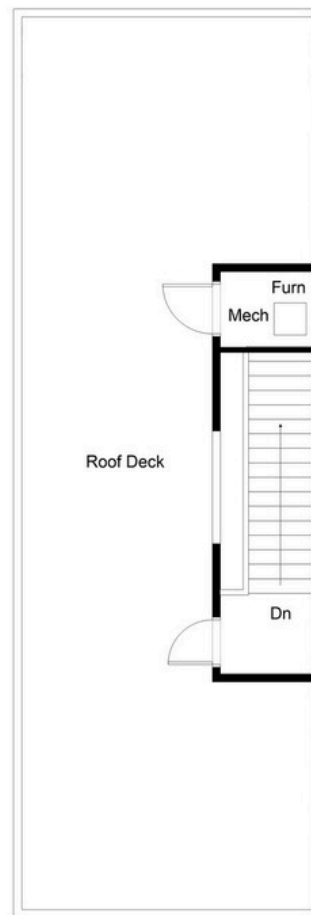
4833 W 10th Ave - Light Package



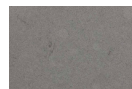
LEVEL 1



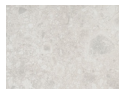
LEVEL 2



LEVEL 3



Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



Tall Cabinets
Satin



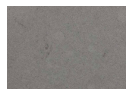
Wall Cabinets
Sand Barbera Oak



Bath Cabinets
Sand Barbera Oak



Kitchen Pendants
Raw Brass



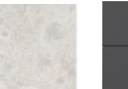
Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt



Cabinet Hardware
Black



Primary Bath Light Fixture
Brass/White



3 Bedrooms



3 Baths



1,595 Square Feet



Office/Work
Out Room

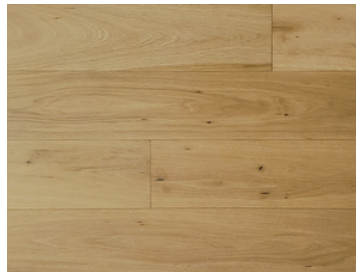


City & Mountain Views
on Roof Top Deck

Wolff Street

1

10th Avenue



1st & 2nd Level Wood Floor
Carolean



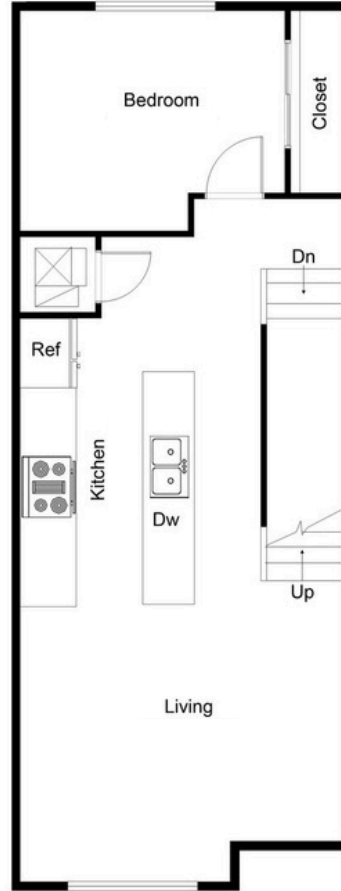
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4831 W 10th Ave - Light Package



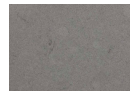
LEVEL 1



LEVEL 2



LEVEL 3



Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



Tall Cabinets
Satin



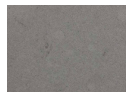
Wall Cabinets
Sand Barbera Oak



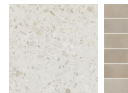
Bath Cabinets
Sand Barbera Oak



Kitchen Pendants
Raw Brass



Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt



Primary Bath Wall Tile
Basalt



Cabinet Hardware
Black



Primary Bath Light Fixture
Brass/White



4 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Media Room



Airbnb Potential

2

10th Avenue

Wolff Street



1st & 2nd Level Wood Floor
Carolean



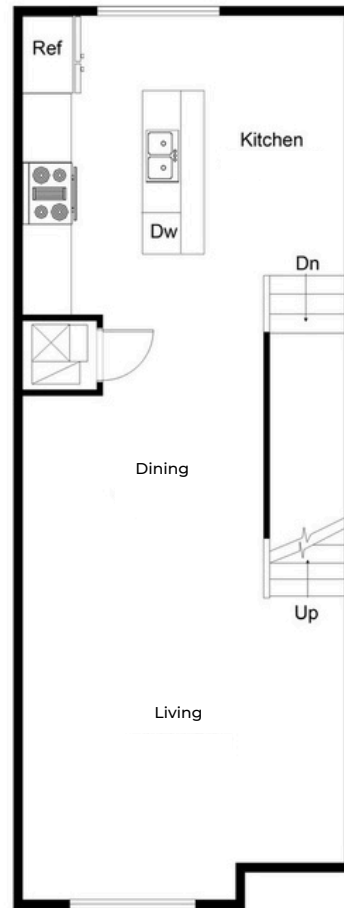
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4829 W 10th Ave - Dark Package





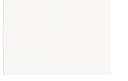




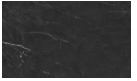
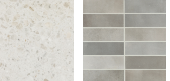



LEVEL 1



LEVEL 2



LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Raw Brass</i>	 Primary Bath Light Fixture <i>Brass/White</i>
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>		



3 Bedrooms



3 Baths



1,662 Square Feet



Office/Work
Out Room



City & Mountain Views
on Roof Top Deck

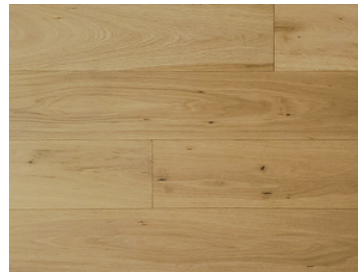


Airbnb Potential

3

10th Avenue

Wolff Street



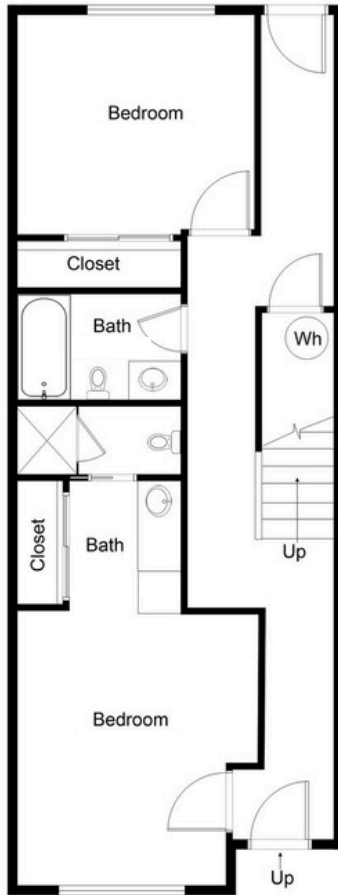
1st & 2nd Level Wood Floor
Carolean



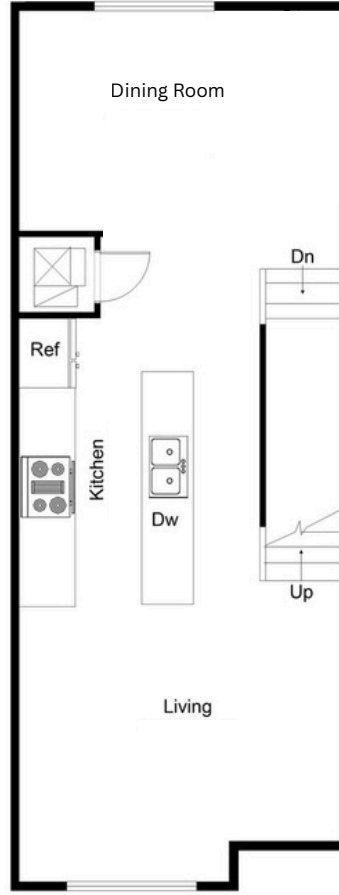
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4827 W 10th Ave - Dark Package



LEVEL 1



LEVEL 2



LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Ros Brass</i>	 Primary Bath Light Fixture <i>Brass/White</i>
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>		



3 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room

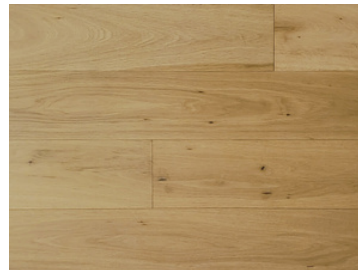


Airbnb Potential

4

10th Avenue

Wolff Street



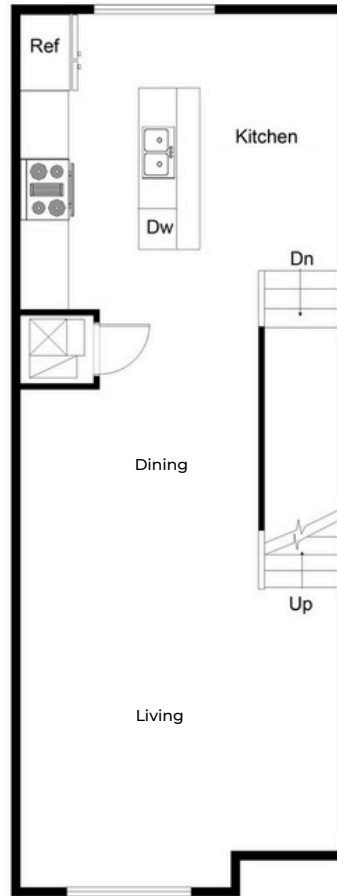
1st & 2nd Level Wood Floor
Carolean



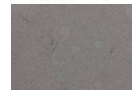
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4825 W 10th Ave - Light Package



LEVEL 1



Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



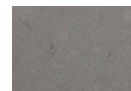
Tall Cabinets
Satin



Wall Cabinets
Sand Barbera Oak



Bath Cabinets
Sand Barbera Oak



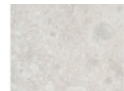
Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt



Primary Bath Wall Tile
Basalt

LEVEL 2



Kitchen Pendants
Raw Brass



Cabinet Hardware
Black

LEVEL 3



Primary Bath Light Fixture
Brass/White



3 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



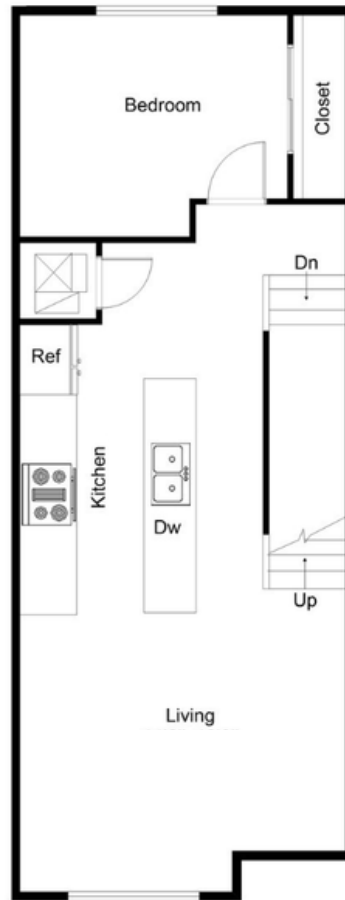
1st & 2nd Level Wood Floor
Carolean



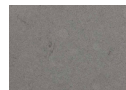
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



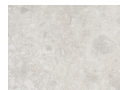
4823 W 10th Ave - Light Package



LEVEL 1



Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



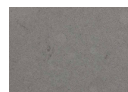
Tall Cabinets
Satin



Wall Cabinets
Sand Barbera Oak



Bath Cabinets
Sand Barbera Oak



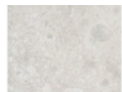
Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt

LEVEL 2



Kitchen Pendants
Raw Brass



Cabinet Hardware
Black



Primary Bath Light Fixture
Brass/White

LEVEL 3



4 Bedrooms



3 Baths



1,670 Square Feet



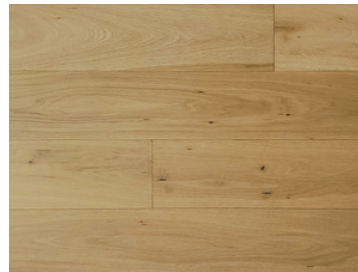
City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



1st & 2nd Level Wood Floor
Carolean



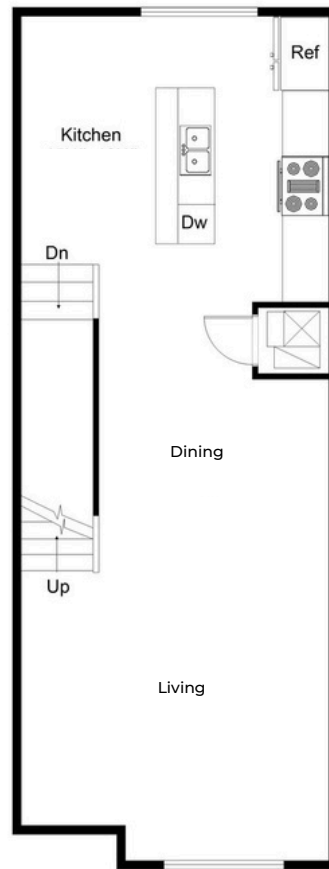
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4821 W 10th Ave - Dark Package





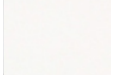




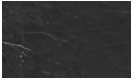




LEVEL 1



LEVEL 2



LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Raw Brass</i>	 Primary Bath Light Fixture <i>Brass/White</i>
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>		



3 Bedrooms



3 Baths



1,670 Square Feet



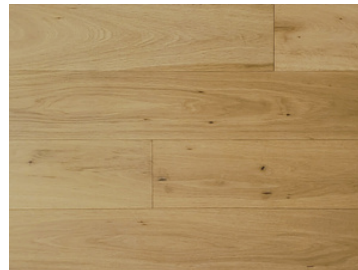
City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



1st & 2nd Level Wood Floor
Carolean



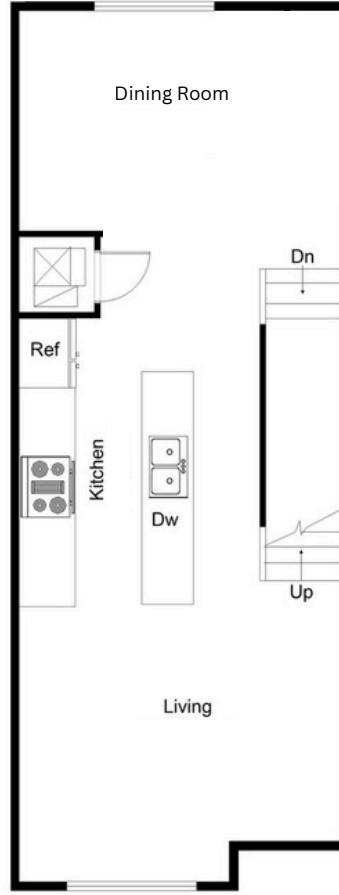
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4819 W 10th Ave - Dark Package





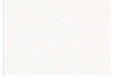




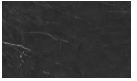




LEVEL 1



LEVEL 2



LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Raw Brass</i>	 Primary Bath Light Fixture <i>Brass/White</i>
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>		



3 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



1st & 2nd Level Wood Floor
Carolean



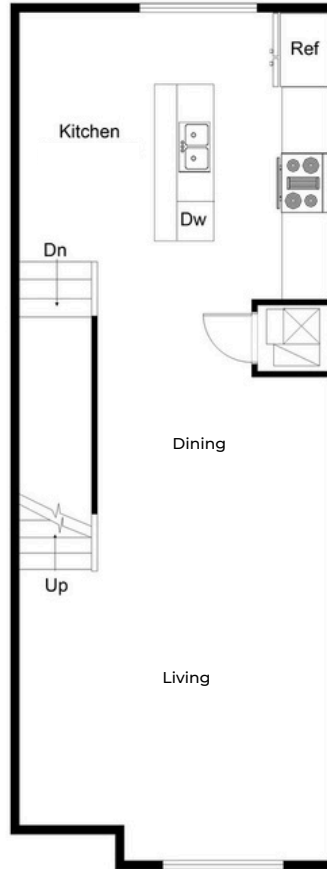
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4817 W 10th Ave - Light Package



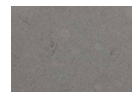
LEVEL 1



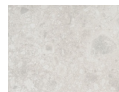
LEVEL 2



LEVEL 3



Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



Tall Cabinets
Satin



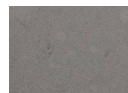
Wall Cabinets
Sand Barbera Oak



Bath Cabinets
Sand Barbera Oak



Kitchen Pendants
Raw Brass



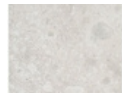
Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt



Cabinet Hardware
Black



Primary Bath Light Fixture
Brass/White



3 Bedrooms



3 Baths



1,662 Square Feet



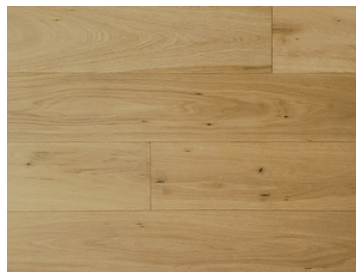
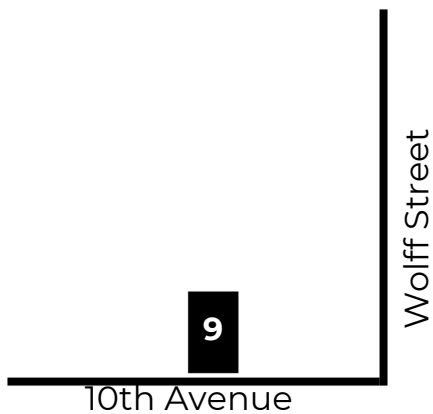
City & Mountain Views
on Roof Top Deck



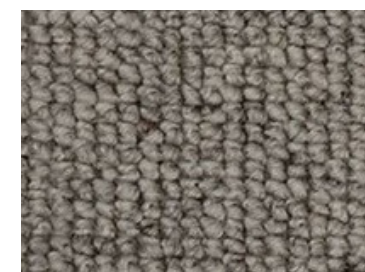
Office/Media
Room



Airbnb Potential



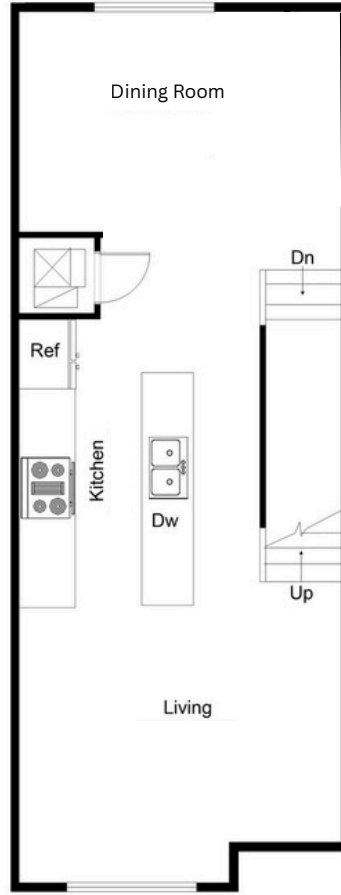
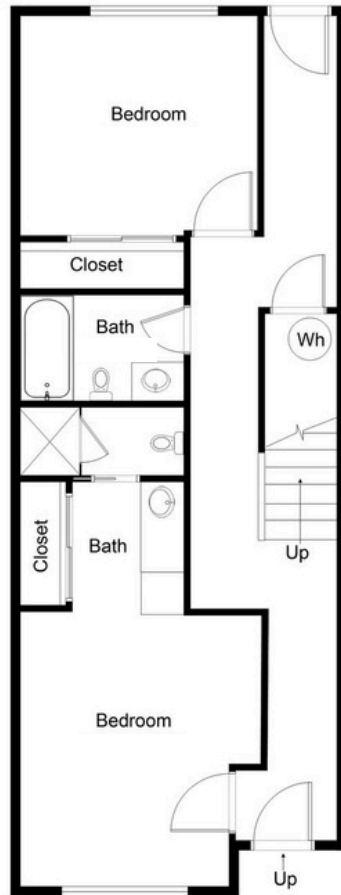
1st & 2nd Level Wood Floor
Carolean



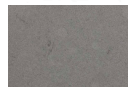
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



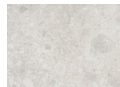
4815 W 10th Ave - Light Package



LEVEL 1



Kitchen Countertop
Silvertone



Kitchen Backsplash
Silver Beige



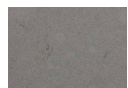
Tall Cabinets
Satin



Wall Cabinets
Sand Barbera Oak



Bath Cabinets
Sand Barbera Oak



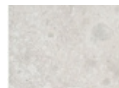
Secondary Bath Countertop
Silvertone



Secondary Baths
Stirling/Taupe



Primary Bath Wall Tile & Floor Tile
Silver Beige



Primary Bath Wall Tile
Basalt

LEVEL 2



Kitchen Pendants
Raw Brass



Cabinet Hardware
Black



Primary Bath Light Fixture
Brass/White

LEVEL 3



3 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



1st & 2nd Level Wood Floor
Carolean



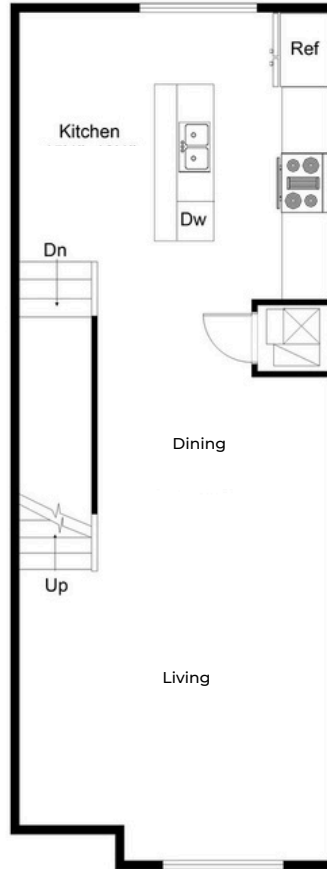
3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4813 W 10th Ave - Dark Package





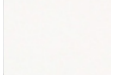




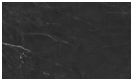
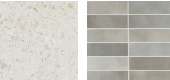



LEVEL 1



LEVEL 2



LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Raw Brass</i>	 Primary Bath Light Fixture <i>Brass/White</i>
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>		



3 Bedrooms



3 Baths



1,662 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room



Airbnb Potential



1st & 2nd Level Wood Floor
Carolean



3rd Level Bedroom Carpet
Grey Berber-Style Carpet



4811 W 10th Ave - Dark Package



LEVEL 1

LEVEL 2

LEVEL 3

 Kitchen Countertop <i>Negresco</i>	 Kitchen Backsplash <i>Chalk</i>	 Primary Bath Countertop <i>Crystal</i>	 Tall Cabinets <i>Graphite</i>	 Wall Cabinets <i>Sand Barbera Oak</i>	 Kitchen Pendants <i>Raw Brass</i>	
 Secondary Bath Countertop <i>Negresco</i>	 Secondary Baths <i>Stirling/Greige</i>	 Primary Bath Floor & Wall Tile <i>Argent/Chalk</i>	 Bath Cabinets <i>Sand Barbera Oak</i>	 Cabinet Hardware <i>Black</i>	 Primary Bath Light Fixture <i>Brass/White</i>	



3 Bedrooms



3 Baths



1,595 Square Feet



City & Mountain Views
on Roof Top Deck



Office/Media
Room

12

Wolff Street

10th Avenue



1st & 2nd Level Wood Floor
Carolean



3rd Level Bedroom Carpet
Grey Berber-Style Carpet

ADDITIONAL FINISHES



Frigidaire Refrigerator
Stainless Steel French Doors



Frigidaire Range
Stainless Steel Induction



Frigidaire Dishwasher
Stainless Steel



Frigidaire Microwave Venthood
Stainless Steel



Single Bowl Undermount Kitchen Sink
Black



Delta Kitchen Faucet
Champagne Bronze



Primary Bath Faucet
Brushed Gold



Primary Bath Shower
Brushed Gold



Proflo Undermount Sink
White Ceramic



Miseno Toilet
White Ceramic



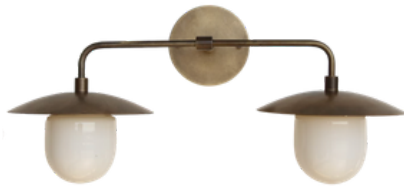
Towel Ring
Matte Black



Tissue Paper Holder
Matte Black



Proflo Robe Hook
Matte Black



Guest Bath Lighting
Aged Brass

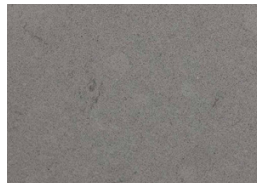


Southern Hills Cabinet Hardware
Matte Black

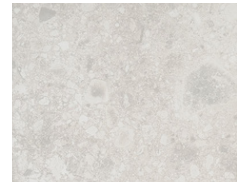


Southern Hills Cabinet Hardware
Brass

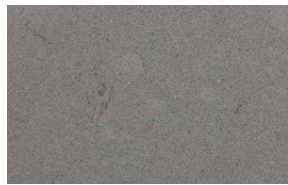
Light Package Tile Finishes



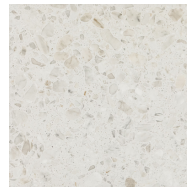
Kitchen Countertop
Silverton



Kitchen Backsplash
Silver Beige



Secondary Bath Countertop
Silverton



Secondary Baths
Stirling/Taupe

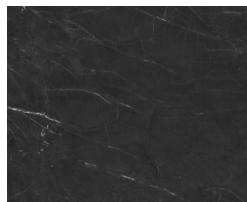


Primary Bath Wall Tile & Floor Tile
Silver Beige

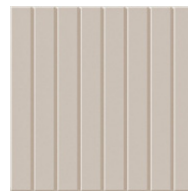


Primary Bath Wall Tile
Basalt

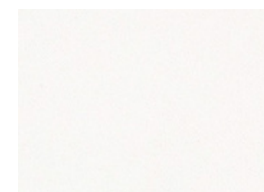
Dark Package Tile Finishes



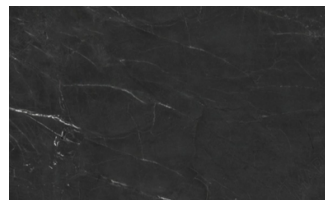
Kitchen Countertop
Negresco



Kitchen Backsplash
Chalk



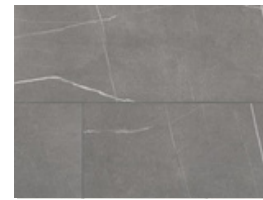
Primary Bath Countertop
Crystal



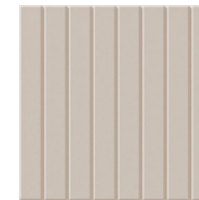
Secondary Bath Countertop
Negresco



Secondary Baths
Stirling/Greige



Primary Bath Floor & Wall Tile
Argent/Chalk



Wolff Street Townhomes



GARRETT BESERRA

720.560.9312  Garrett@modusrealestate.com

