



Modern Living in the Heart of Denver

Twelve New Homes, One Vibrant Neighborhood. Built for Modern Denver Living.

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720.560.9312

MODUS
REAL ESTATE

12 Contemporary Modern Residences



Downtown Denver



Denver Zoo & City Park

- Benzina
- Jett Sushi
- Nuggs Ice Cream

East Colfax Avenue

- 9 Thai Restaurant

- Supreme Chicken Colfax

- Tessa Delicatessen

15 min to Downtown Denver
2 min to Lindsley Park
6 min to City Park & Denver Zoo

E. Hale Parkway



- Lindsley Park



- Rose Medical Center

Colorado Blvd

- Blanco Cocina & Cantina
- Culinary Dropout
- Postino
- Frank & Rose Coffee Co

Dahlia Street



Dahlia Townhomes

- Bertha's Baja Bistro

- Le French
- Chook

East 8th Avenue



- Denver Tennis Club



- Cranmer Park



Cherry Creek North



- Crestmoor Park

Landmark Destinations Nearby

- 14-Mins to Downtown Denver/ Union Station
- 14-Mins to RiNo Arts District
- 9-Mins to the Denver Zoo
- 7-Mins to City Park
- 7-Mins to Denver Botanic Gardens
- 7-Mins to Cherry Creek Shopping Center/ Cherry Creek North
- 5-Mins to 9+CO (AMC, Trader Joe's, Postino, etc.)
- 30-Mins to Denver International Airport
- 10-Mins to I-25 & Colorado Blvd
- 10-Mins to I-70 @ Colorado Blvd
- 10-Mins to A-Line Light Rail (40th & Colorado)
- 5-Mins to National Jewish Health
- 4-Rose Medical Center
- 4-Mins to Mayfair Park/ Crestmoor Park



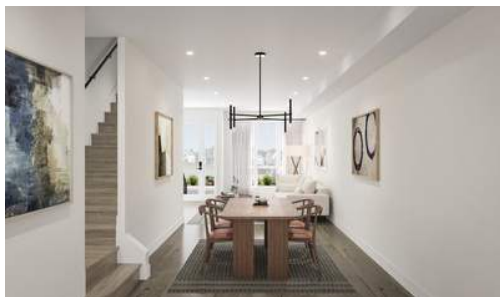


Project Specifications

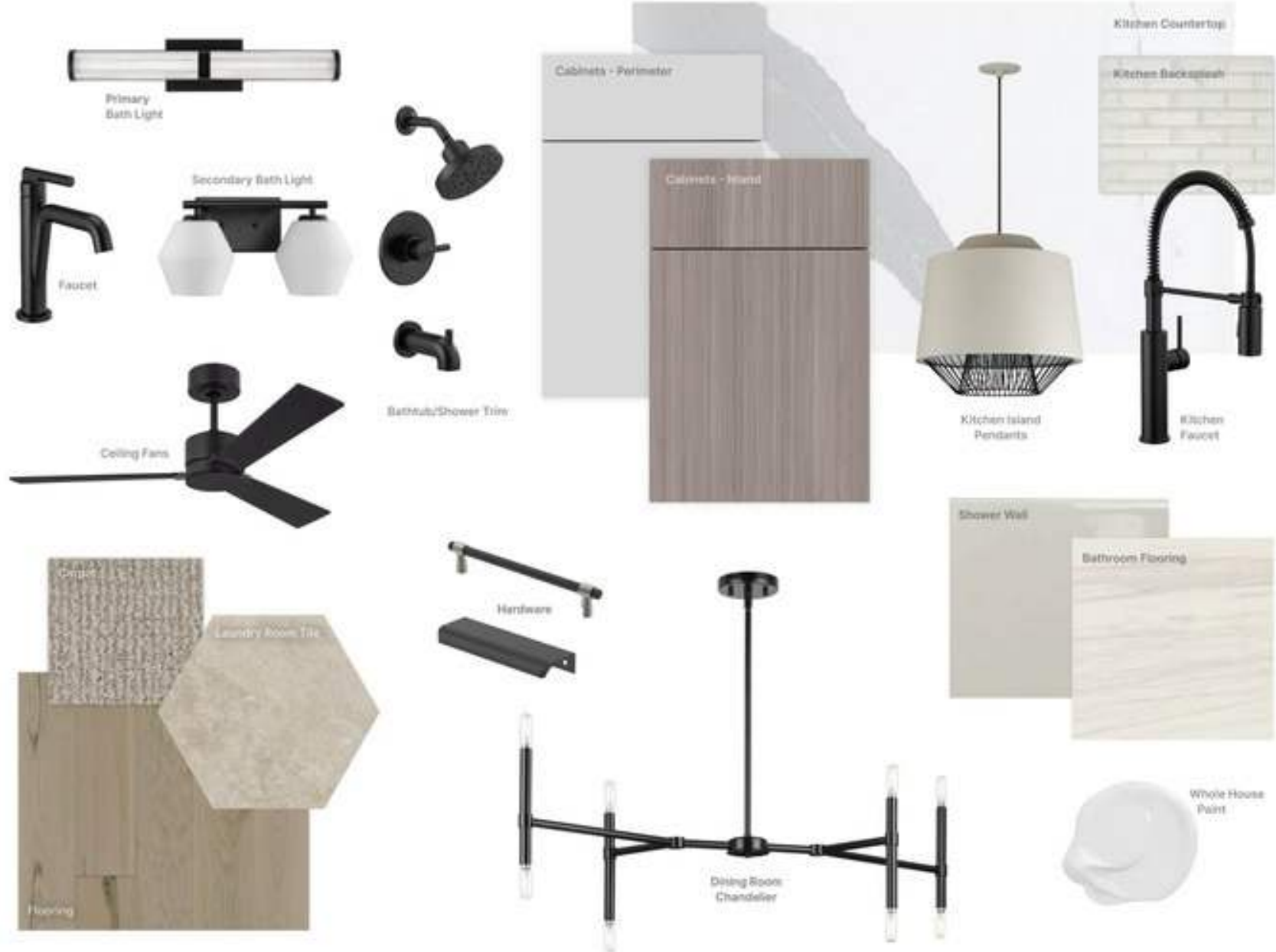
- Short-term Rental Suites Perfect for Traveling Nurses
- Secondary Entrances for Short-Term Rental
- New Construction
- Modern/contemporary
- Open floor plans
- Convenience to Parks, Restaurants, and Shops
- 3-bed Units & 4-bed Units
- Just Under 2,300 Sq/Ft
- Large office/workout room
- Large walk-in closets
- 15-Min Commute to Downtown Denver



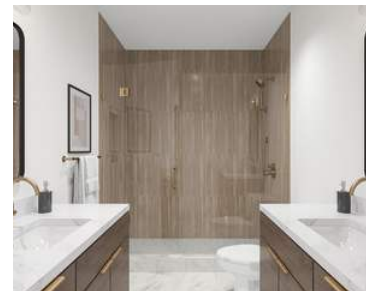
CONTEMPORARY DELUXE
FINISHES



CONTEMPORARY DELUXE FINISHES



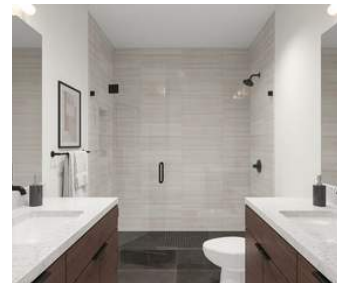
CONTEMPORARY PREMIUM FINISHES



CONTEMPORARY PREMIUM FINISHES



INDUSTRIAL DELUXE FINISHES



INDUSTRIAL DELUXE FINISHES



Primary Bath Light



Secondary Bath Light



Faucet



Ceiling Fans



Bath/Shower Trim



Cabinets - Perimeter



Cabinets - Island



Kitchen Island Pendants

Kitchen Countertop + Backsplash



Kitchen Faucet



Carpet



Laundry Room Tile



Flooring



Hardware



Dining Room Chandelier



Shower Wall

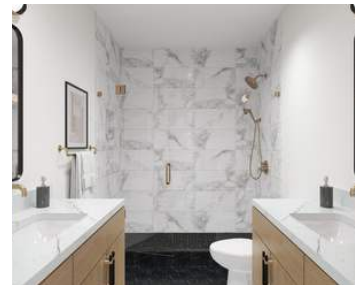


Bathroom Flooring



Whole House Paint

INDUSTRIAL PREMIUM FINISHES



INDUSTRIAL PREMIUM FINISHES



Primary Bath Light



Secondary Bath Light



Bath/Shower Trim

Faucet



Ceiling Fans



Cabinets - Perimeter



Cabinets - Island



Hardware



Dining Room Chandelier

Kitchen Countertop + Backsplash



Kitchen Island Pendants



Kitchen Faucet

Shower Wall



Shower Floor



Whole House Paint



Interior Doors

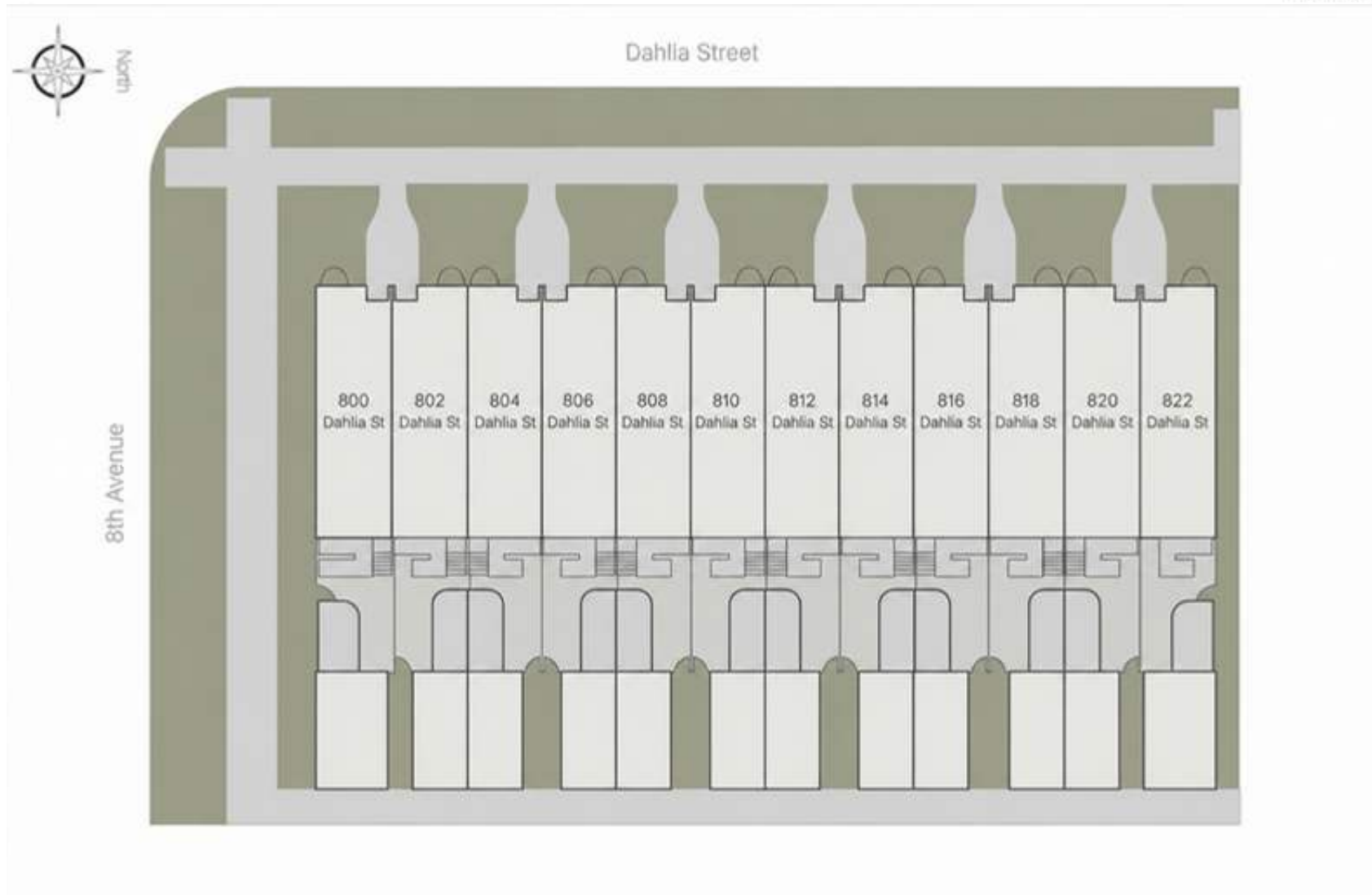


Carpet



Flooring

Dahlia Twelve Site Map



Not to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions.

October 13, 2025

Dahlia Townhomes Site Plan

Unit 800

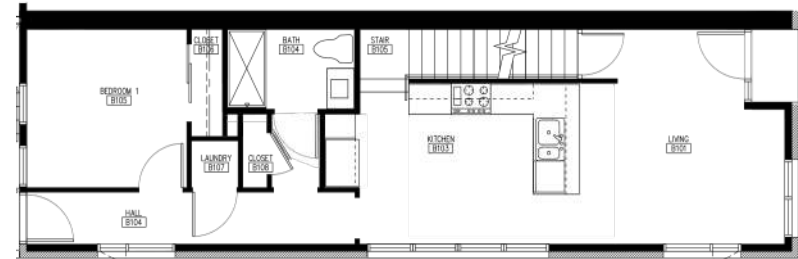
Industrial Deluxe Finish



TYPE B MULTISTORY - UNIT 800
UPPER LEVEL PLAN

3

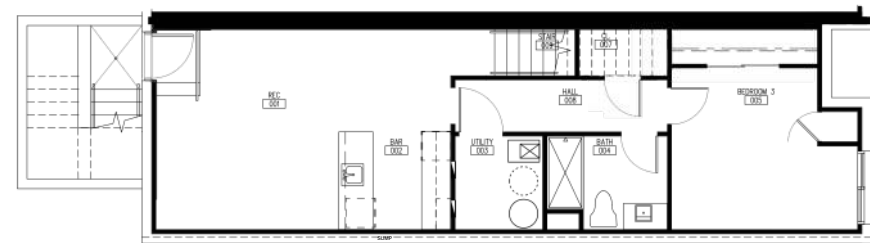
1/4"=1'-0" PFE=110'-7" RESTRUCT.



TYPE B MULTISTORY - UNIT 800
MAIN LEVEL PLAN

2

1/4"=1'-0" PFE=106'-7" RESTRUCT.



TYPE B MULTISTORY - UNIT 800
GARDEN LEVEL PLAN

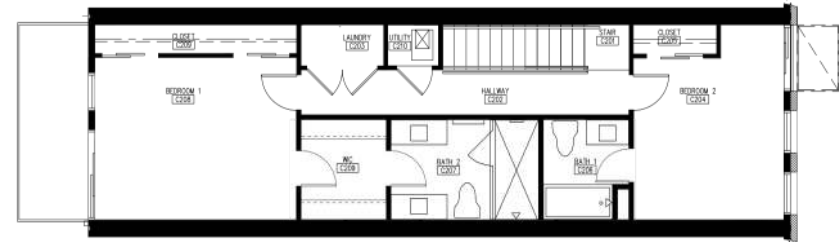
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1/4"=1'-0" PFE=87'-7" RESTRUCT.

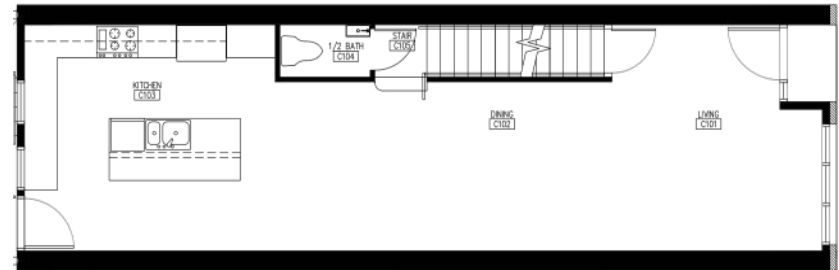
4 Bed, 4 Bath
2,274 Square Feet

Unit 802

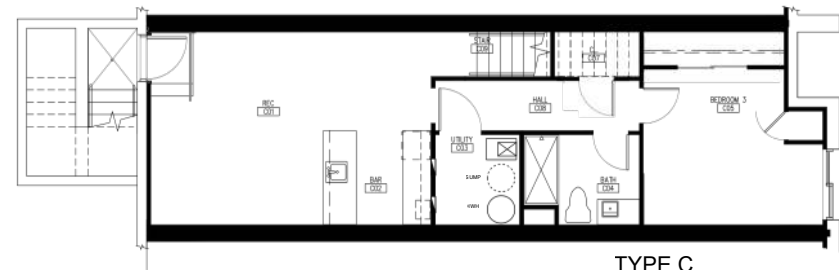
Contemporary Deluxe Finish



TYPE C
UPPER LEVEL PLAN
3 1/4" = 1'-0"



TYPE C
MAIN LEVEL PLAN
2 1/4" = 1'-0"

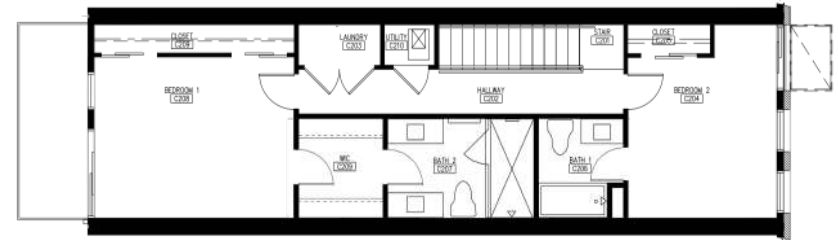


TYPE C
GARDEN LEVEL PLAN
1 1/4" = 1'-0"

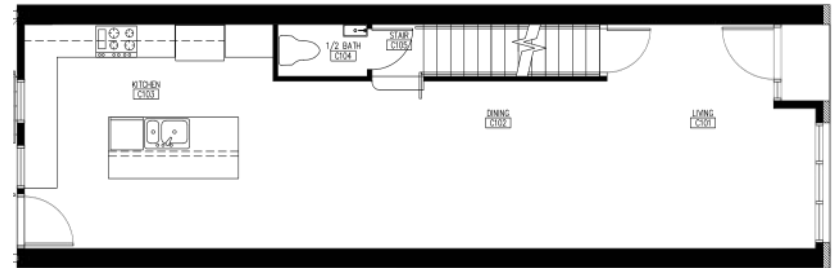
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 804

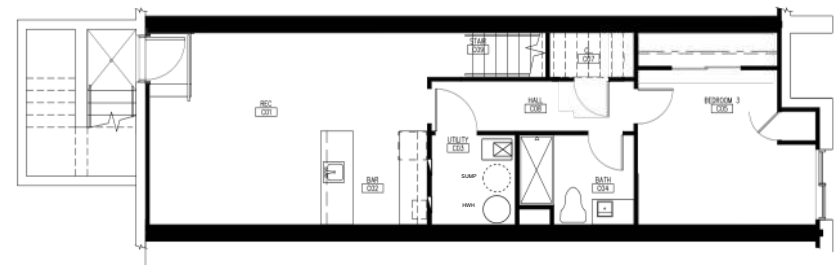
Industrial Premium Finish



TYPE C
UPPER LEVEL PLAN
3
1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2
1/4"=1'-0"

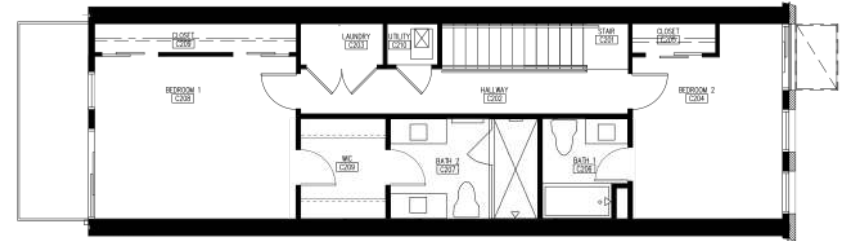


TYPE C
GARDEN LEVEL PLAN
1
1/4"=1'-0"

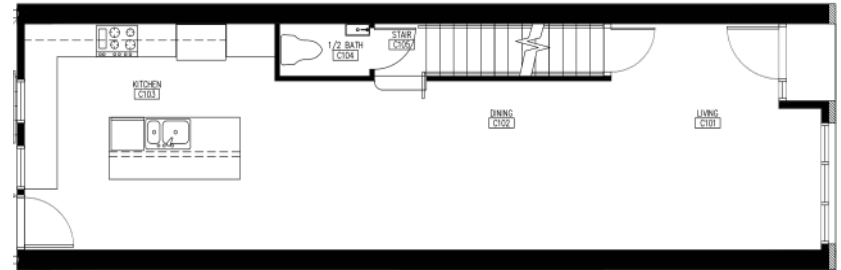
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 806

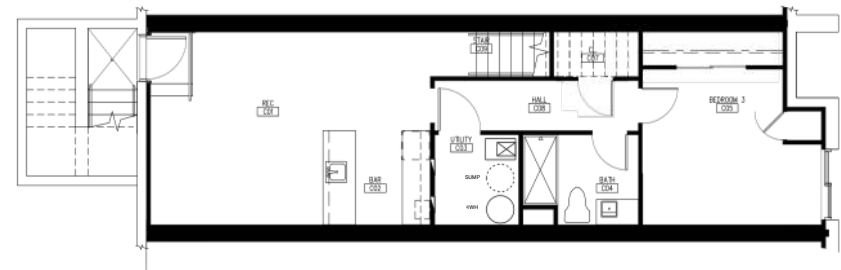
Contemporary Premium Finish



TYPE C
UPPER LEVEL PLAN
3 1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2 1/4"=1'-0"

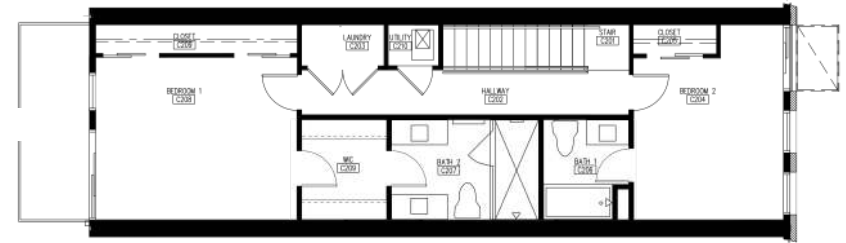


TYPE C
GARDEN LEVEL PLAN
1 1/4"=1'-0"

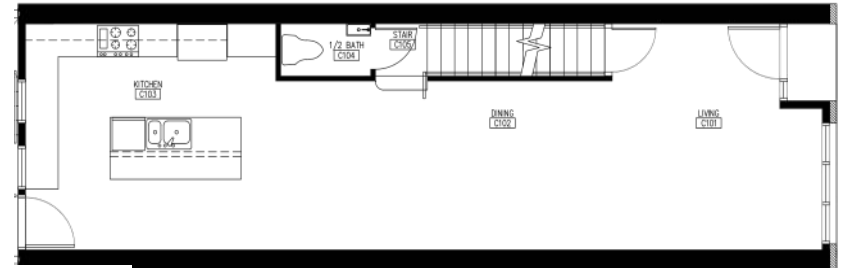
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 808

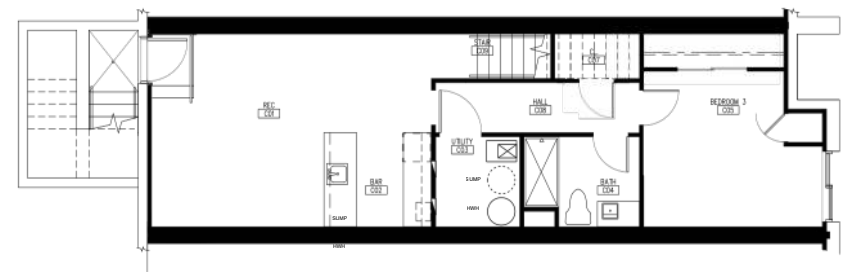
Industrial Deluxe Finish



TYPE C
UPPER LEVEL PLAN
3
1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2
1/4"=1'-0"

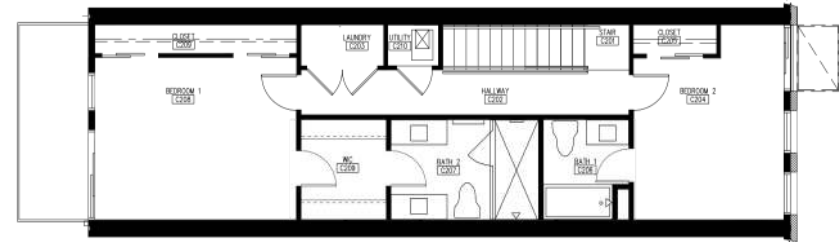


TYPE C
GARDEN LEVEL PLAN
1
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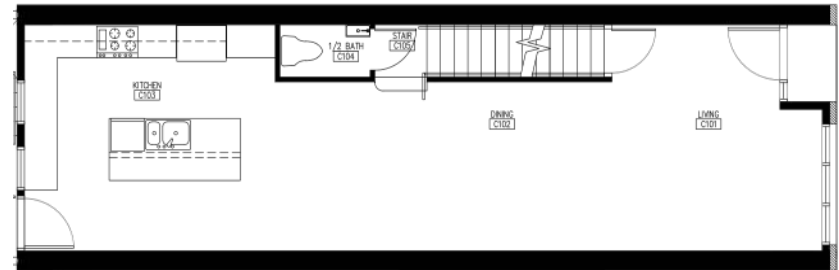
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 810

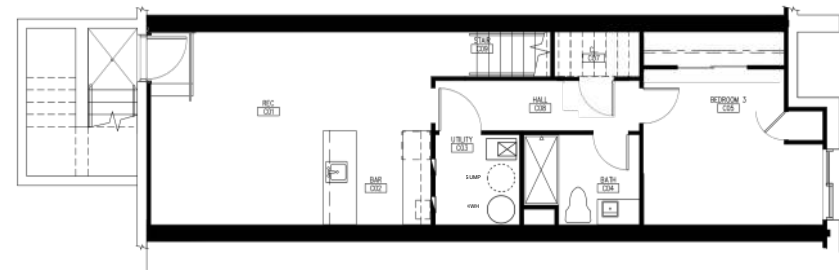
Contemporary Deluxe Finish



TYPE C
UPPER LEVEL PLAN
3 1/4" = 1'-0"



TYPE C
MAIN LEVEL PLAN
2 1/4" = 1'-0"

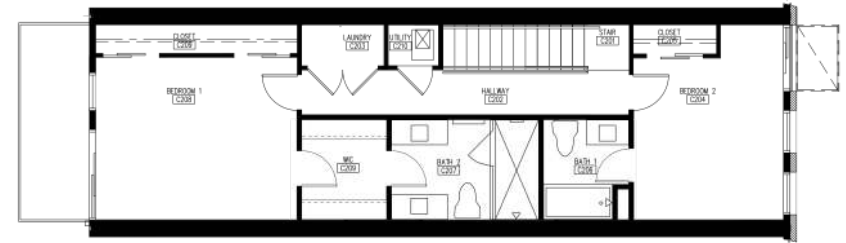


TYPE C
GARDEN LEVEL PLAN
1 1/4" = 1'-0"

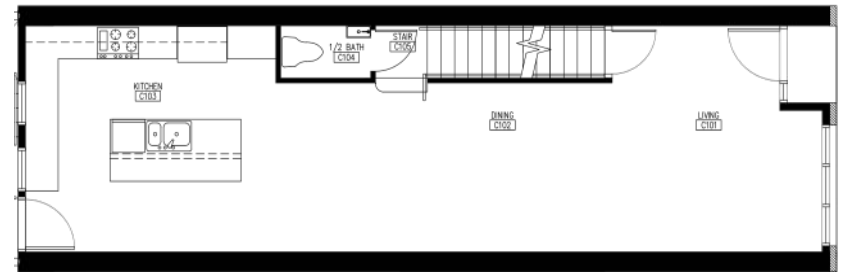
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 812

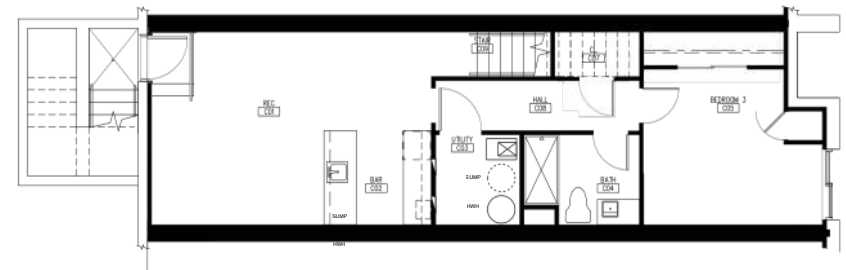
Industrial Deluxe Finish



TYPE C
UPPER LEVEL PLAN
3
1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2
1/4"=1'-0"

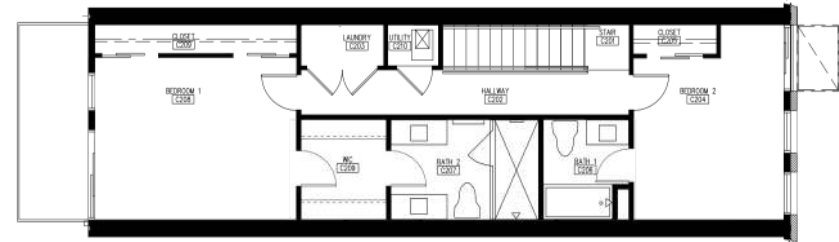


TYPE C
GARDEN LEVEL PLAN
1
1/4"=1'-0"

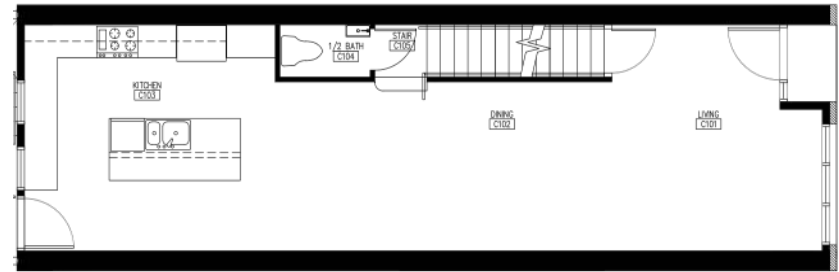
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 814

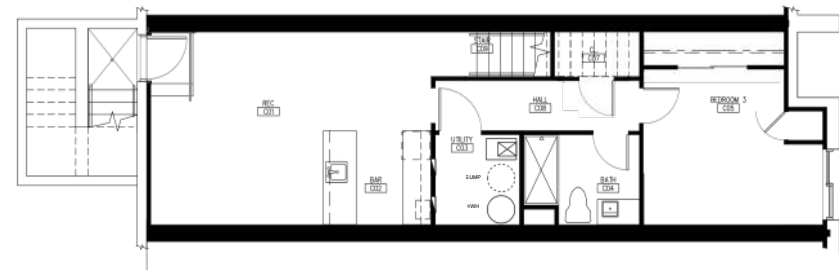
Contemporary Deluxe Finish



TYPE C
UPPER LEVEL PLAN
3 1/4\"/>



TYPE C
MAIN LEVEL PLAN
2 1/4\"/>

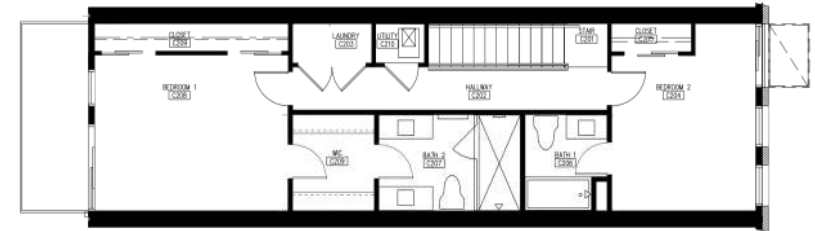


TYPE C
GARDEN LEVEL PLAN
1 1/4\"/>

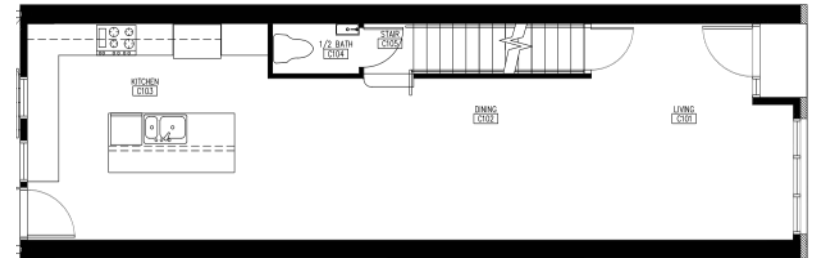
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 816

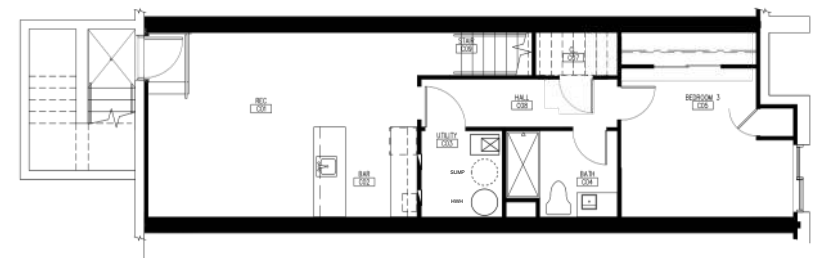
Industrial Premium Finish



TYPE C
UPPER LEVEL PLAN
3 1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2 1/4"=1'-0"

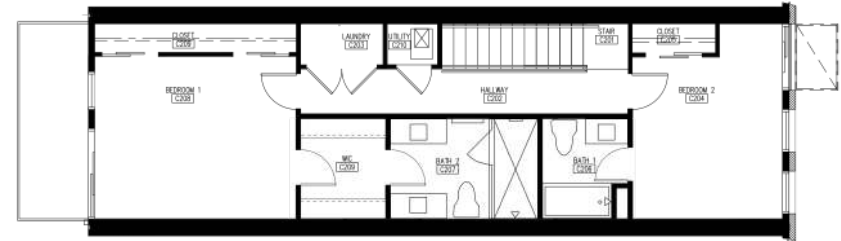


TYPE C
GARDEN LEVEL PLAN
1 1/4"=1'-0"

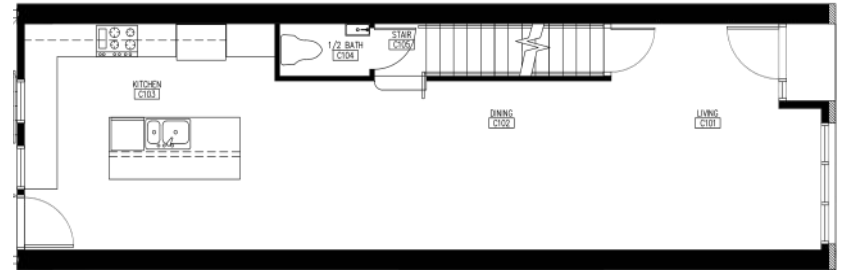
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 8I8

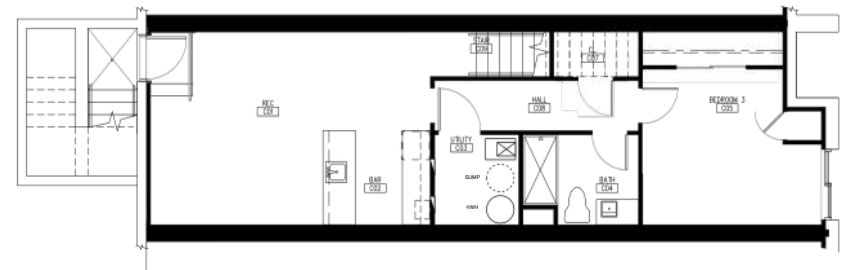
Contemporary Premium Finish



TYPE C
UPPER LEVEL PLAN
3 1/4"=1'-0"



TYPE C
MAIN LEVEL PLAN
2 1/4"=1'-0"

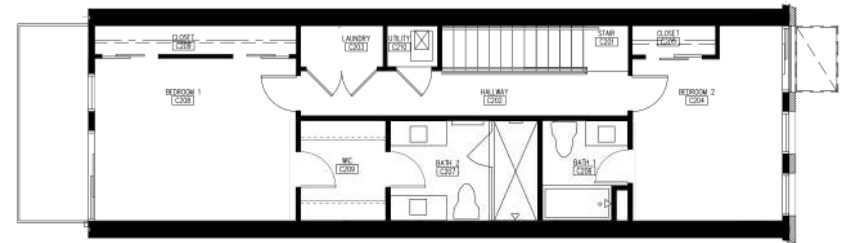


TYPE C
GARDEN LEVEL PLAN
1 1/4"=1'-0"

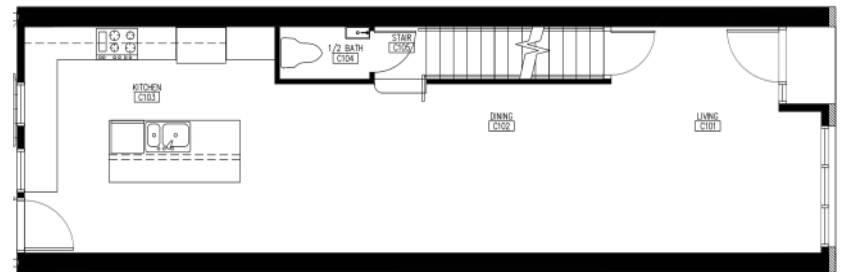
3 Bed, 3.5 Baths
2,216 Square Feet

Unit 820

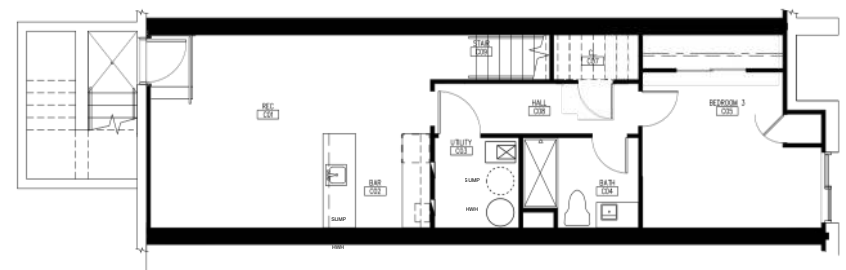
Industrial Deluxe Finish



3 TYPE C UPPER LEVEL PLAN
1/4"=1'-0"



2 TYPE C MAIN LEVEL PLAN
1/4"=1'-0"

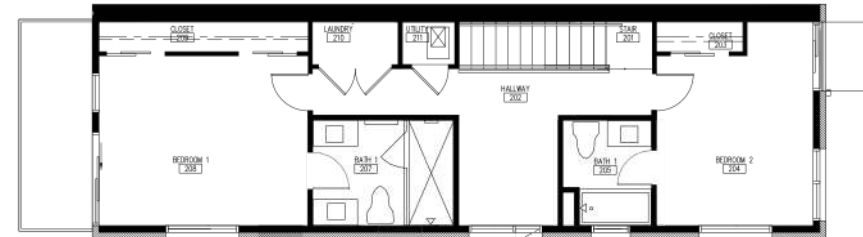


1 TYPE C GARDEN LEVEL PLAN
1/4"=1'-0"

3 Bed, 3.5 Baths
2,216 Square Feet

Unit 822

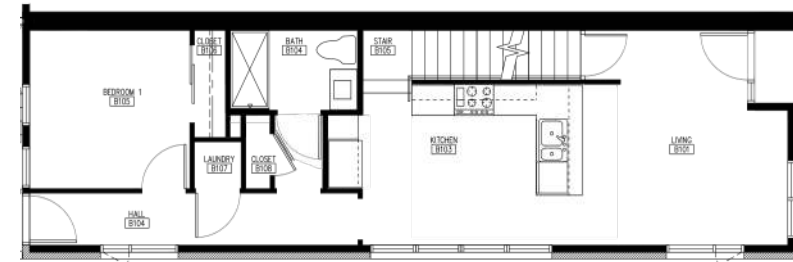
Contemporary Deluxe Finish



TYPE B MULTISTORY - UNIT 800
UPPER LEVEL PLAN

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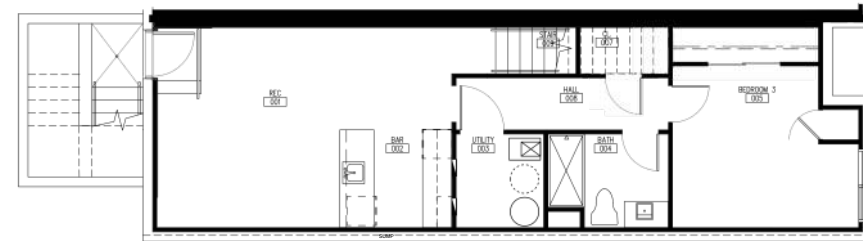
FFE=110'-7" RESTRUCT.



TYPE B MULTISTORY - UNIT 800
MAIN LEVEL PLAN

2
1/4"=1'-0"

FFE=100'-7" RESTRUCT.



TYPE B MULTISTORY - UNIT 800
GARDEN LEVEL PLAN

1
1/4"=1'-0"

FFE=87'-7" RESTRUCT.

4 Bed, 4 Bath
2,271 Square Feet

CONTEMPORARY DELUXE
FINISHES



KitchenAid Refrigerator
Stainless Steel French Doors



KitchenAid
Stainless Steel Electric



KitchenAid
Stainless Steel Dishwasher



KitchenAid Microwave
Stainless Steel



Single Bowl Undermount Kitchen Sink
Sterling



Delta Kitchen Faucet
Matte Black



KitchenAid
Stainless Steel Vent Hood

CONTEMPORARY DELUXE
FINISHES CONT.



Primary Bath Faucet
Matte Black



Primary Bath Shower
Matte



Sterling Undermount Sink
White Ceramic



Sterling Toilet
White Ceramic



Towel Ring
Matte Black



Tissue Paper Holder
Matte Black



Towel Bar
Matte Black



Guest Bath Lighting
Matte Black



Interior Door Hardware
Matte Black



Exterior Door Hardware
Matte Black

CONTEMPORARY PREMIUM
FINISHES



KitchenAid Refrigerator
Stainless Steel French Doors



Bertazzoni
Stainless Steel Electric



JennAir
Stainless Steel Dishwasher



JennAir Microwave
Stainless Steel



Single Bowl Undermount Kitchen Sink
Sterling



Brizo Kitchen Faucet
*Brilliance Luxe Gold
w/ Wood Handle*



Bertazzoni
Stainless Steel Vent Hood

CONTEMPORARY PREMIUM
FINISHES CONT.



Primary Bath Faucet
Luxe Gold



Primary Bath Shower
Luxe Gold



Sterling Undermount Sink
White Ceramic



Kohler Toilet
White Ceramic



Towel Ring
Luxe Gold



Tissue Paper Holder
Luxe Gold



Towel Bar
Luxe Gold



Guest Bath Lighting
Brushed Gold/Frosted Glass



Interior Door Hardware
Matte Black



Exterior Door Hardware
Matte Black

INDUSTRIAL DELUXE
FINISHES



KitchenAid Refrigerator
Stainless Steel French Doors



KitchenAid
Stainless Steel Electric



KitchenAid
Stainless Steel Dishwasher



KitchenAid Microwave
Stainless Steel



Single Bowl Undermount Kitchen Sink
Sterling



Delta Kitchen Faucet
Matte Black



KitchenAid
Stainless Steel Vent Hood

INDUSTRIAL DELUXE
FINISHES CONT.



Primary Bath Faucet
Matte Black



Primary Bath Shower
Matte



Sterling Undermount Sink
White Ceramic



Sterling Toilet
White Ceramic



Towel Ring
Matte Black



Tissue Paper Holder
Matte Black



Towel Bar
Matte Black



Guest Bath Lighting
Matte Black



Interior Door Hardware
Matte Black



Exterior Door Hardware
Matte Black

INDUSTRIAL PREMIUM
FINISHES



KitchenAid Refrigerator
Stainless Steel French Doors



Bertazzoni
Stainless Steel Electric



JennAir
Stainless Steel Dishwasher



JennAir Microwave
Stainless Steel



Single Bowl Undermount Kitchen Sink
Sterling



Brizo Kitchen Faucet
Matte Black/Luxe Gold



Bertazzoni
Carbonio Vent Hood

INDUSTRIAL PREMIUM
FINISHES CONT.



Primary Bath Faucet
Luxe Gold



Primary Bath Shower
Luxe Gold



Sterling Undermount Sink
White Ceramic



Kohler Toilet
White Ceramic



Towel Ring
Luxe Gold



Tissue Paper Holder
Luxe Gold



Towel Bar
Luxe Gold



Guest Bath Lighting
Satin Brass w/Black Shades



Interior Door Hardware
Matte Black



Exterior Door Hardware
Matte Black



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