

# 460 S Marion Pkwy. Unit 2000

3 Bedrooms | 2.5 Bathrooms | 2,531 Sq Ft.



## Custom Features:

- A unique opportunity for luxurious living in Denver's exclusive Park Lane Community in the Washington Park Neighborhood
- Meticulously remodeled in 2016
- 20th floor penthouse
- Awe-inspiring 270-degree vistas of the majestic Rocky Mountains, the pristine beauty of Washington Park, and the vibrant cityscape of downtown Denver
- Great central location with easy access to Downtown, Cherry Creek, Denver University and Interstate Highway access to the entire metro area
- Exceptional building amenities – 24-hour security, dedicated concierge service, well-appointed clubhouse, state-of-the-art fitness center, refreshing indoor/outdoor pools, relaxing spa/hot tub, and generous individual storage rooms
- Steps from Washington Park – 155 acres of pleasant grounds including two lakes, flower gardens, walking and running paths, fitness center, and tennis courts
- Denver's finest neighborhood schools – Steele Elementary, Washington Park Early Learning Center, South High School
- Wonderful neighborhood amenities – Olivia Restaurant, Bonnie Brae Ice Cream, Campus Lounge's vintage décor, Gaylord Street's many shops and restaurants

## INTERIOR

- The light-infused living room welcomes you with distinct areas for TV entertainment, intimate conversations, and library
- Hardwood floors throughout
- Expansive west-facing decks perfect for al fresco dining
- Kitchen is a chef's dream, featuring custom tiling, Viking Stove, and Sub Zero refrigerator and wine cooler
- Custom shelved pantry off of laundry area
- Laundry area with Bosch Washer and Dryer
- Lavish primary suite offers a wall of closets, wood-burning fireplace, Sub Zero wine chiller, and private patio access
- En suite bathroom features Victoria and Albert soaking tub and expansive steam shower
- Second bedroom currently utilized as a home office, plus a third bedroom
- A gun safe
- Two parking spaces reserved through HOA
- Pet-friendly community



**Firuzeh Saidi**

Broker Associated, MBA  
M: 303.523.9289  
firuzeh.saidi@compass.com  
forsaleboulder.com



**Betty Luce**

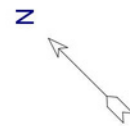
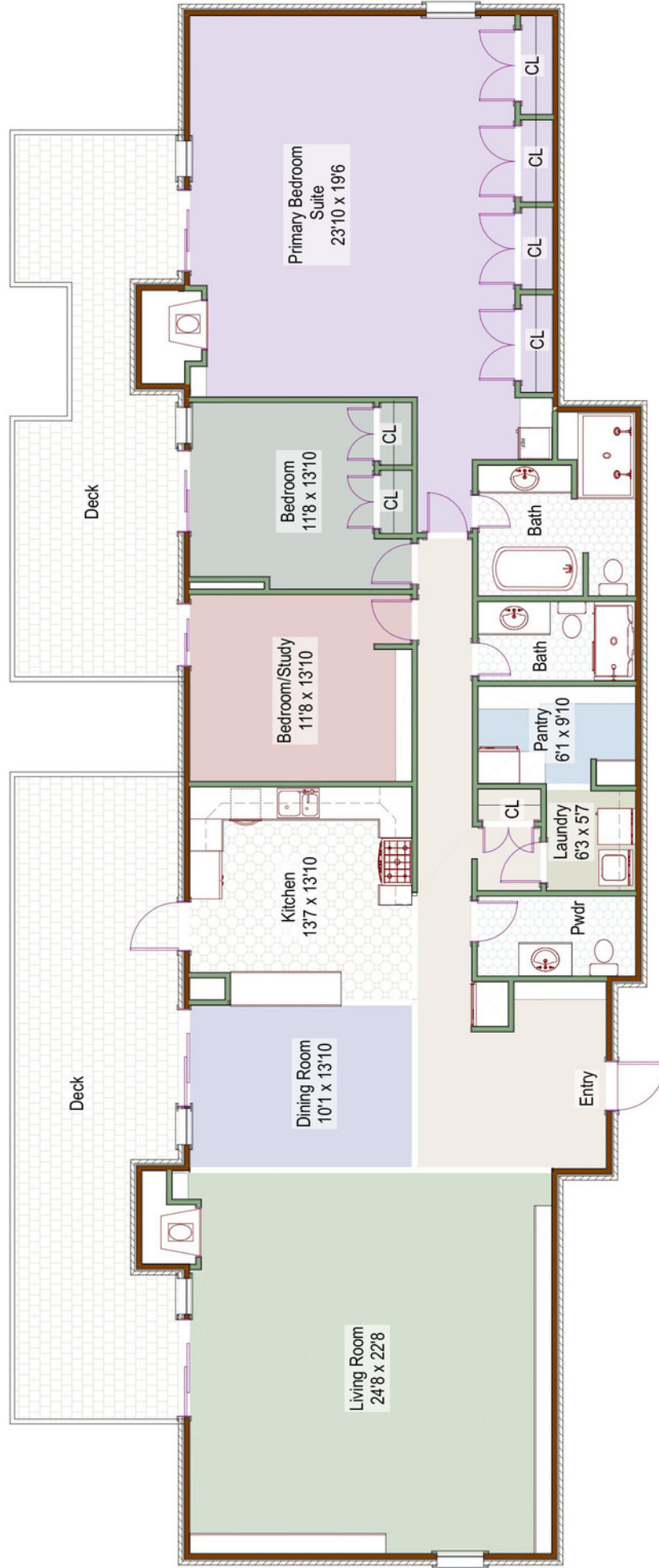
Broker Associated  
M: 303.478.8618  
BLuce@NostalgicHomes.com  
nostalgichomes.com

NOSTALGIC  
HOMES GROUP



COMPASS

460 S Marion Parkway, #2000  
Denver, Colorado



Measurements are approximate and no responsibility is taken for any omission or mis-statement. Floor plan is for the exclusive use of Firuzeh Saidi and may not be transferred or sold.

Firuzeh Saidi  
(303)523-9289 mobile  
firuzeh.saidi@compass.com  
www://ForSaleBoulder.com



**COMPASS**