

# THE NORMAN

99 S DOWNING



Call (720) 210-8454  
[www.distinctiveflats.com](http://www.distinctiveflats.com)

Rare opportunity for this bedroom unit in one of Denver's historic buildings! Located on a tree-lined street over looking the Denver Country Club and just blocks from Wash Park and nearby to Cherry Creek bike path, boutiques, bistros, coffee shops, theaters, and much more.

The unit includes exquisite hardwood floors, stained glass window, built in shelves, and a spacious floor plan. The unit also comes with an oversized storage unit.

## *INSIDE STORY:*

BEDROOMS : TWO  
BATH: ONE  
FLOORS: WOOD, CARPET & TILE  
RENT: \$995 INCLUDES ELEC & HEAT  
DEPOSIT: 1 MONTH RENT  
LEASE: 12 MONTHS  
LAUNDRY: ON-SITE  
STORAGE : 1 STORAGE LOCKER  
& BICYCLE ROOM



\*Price are subject to change with or without notice