

ZEN38



CLAIM YOUR PIECE OF DENVER
13 new townhomes to call your own
in one of Denver's most coveted
neighborhoods

5055-5095 W. 38th Ave. | 3814-3828 N. Zenobia St. | Denver, CO 80211

Find Yourself at the Heart of a Full Service Neighborhood

Located at Zenobia and 38th, Zen38 places you right in the heart of the Berkeley neighborhood. Within walking distance you'll find lush green parks, lively urban shopping districts and some of the best eats in town!



13 New, Attainable Town Homes

With seven floor plans to choose from and a variety of bedroom and bathroom configurations, the modern-oasis townhomes at Zen38 are the perfect place to begin your Denver home-ownership story. Starting in the low \$400s, you can finally claim your own piece of the city.

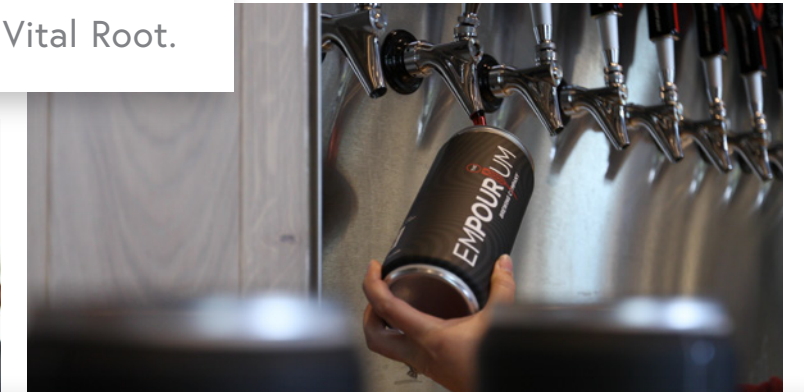


LIFE IS BETTER IN BERKELEY



Park Your Car, You Won't Need it Here

Denver's vibrant Tennyson Street is just blocks away and is filled with some of the city's most buzzed about eateries, bars, galleries and boutiques. When it's time to make weekend plans, your friends will want to come to you to hit up local hotspots like The Way Back or sample the latest seasonal menu at Vital Root.



Easy Access to All of Your Favorite Destinations

Whether you commute to the Tech Center or are always ready to head to the mountains when a bluebird day rolls around, the location offers easy access to I-25 and I-70. Downtown Denver is just a short 15 minute drive away, making it easy for you to catch a Rockies game or grab dinner at Union Station.



Zen Living Space that Fits your Lifestyle

Settle into your own bright and relaxing oasis. Instantly feel at home thanks to your open floor plan, large windows and access to the outdoors. The residences are equipped with contemporary, European style finishes to complement your lifestyle, including:

- Private outdoor space, featuring hot-tub ready roof decks and/or balconies off of the living space
- Modern, textured palettes with hand-picked accents in kitchens and bathrooms
- European tile packages from Porcelenosa (Spain)
- Krion countertops - state of the art solid surface that is anti-bacterial, warm to the touch, and virtually maintenance free
- Stainless KitchenAid appliances and Kohler plumbing fixtures
- Built-in bedroom closets, walk in closet in master bedrooms
- Double-sinks and spa-style showers in master baths
- Separate, tiled laundry closet
- Oak flooring on second level living space
- Nine-foot ceilings throughout living room and bedrooms
- Smart-home features, including WiFi enabled door locks, video doorbells, and Nest thermostats
- Oversized garages for storing all your gear

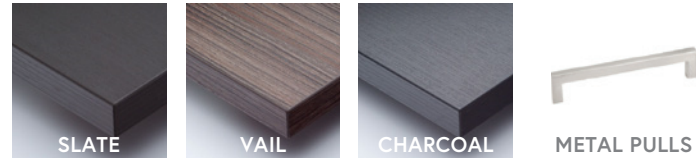


FINISHES | APPLIANCES

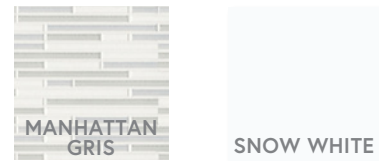
European-style Kitchens and Bathrooms

CABINET FINISHES

Contemporary melamine cabinets with finished edges, soft-close mechanisms and metal pulls.



BACKSPLASH COUNTER TOP



Krion countertops from Porcelenosa throughout kitchen and baths. Krion is a high-end, seamless and non-porous material. It is hard-wearing, highly resistant, easy to clean or repair, additive-free, and antibacterial.

BATHROOM FIXTURES

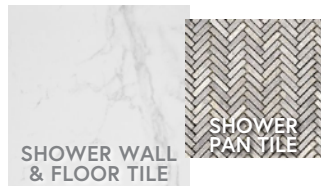
Chrome fixtures from Kohler and Gatco.



BATHROOM TILE COMBINATIONS

Three modern tile packages from Porcelenosa.

PACKAGE #1 Master Bathroom



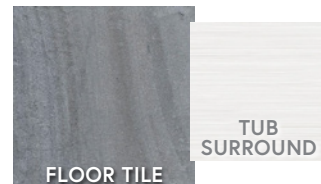
Non-master Bathrooms



PACKAGE #2 Master Bathroom



Non-master Bathrooms



PACKAGE #3* Master Bathroom



* For one-bedroom homes

KITCHEN APPLIANCES

Stainless steel appliances from KitchenAid.



Lighting

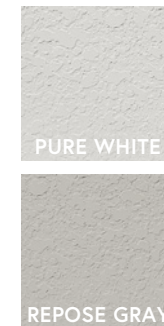
Clean, contemporary styled lighting, ceiling fans in bedrooms.



Walls, Hardware and Flooring

WALL COLORS

Warm, modern colors with knock-down wall texture.



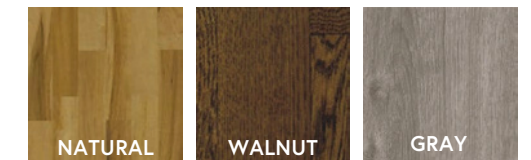
DOOR AND STAIR HARDWARE

Chrome finished door handles, SmartKey Security, metal handrails.



HARDWOOD FLOOR

Hardwood on second level and stairs from 1st to 2nd floor. Walnut and gray available as upgrade.



CARPET

Carpet in all bedrooms.



ALLURE 42 ELECTRIC FIREPLACE

In living room. Change colors with remote control.

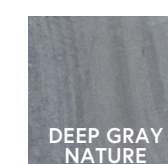


SMART HOME SYSTEM

Thermostat, lock and doorbell.



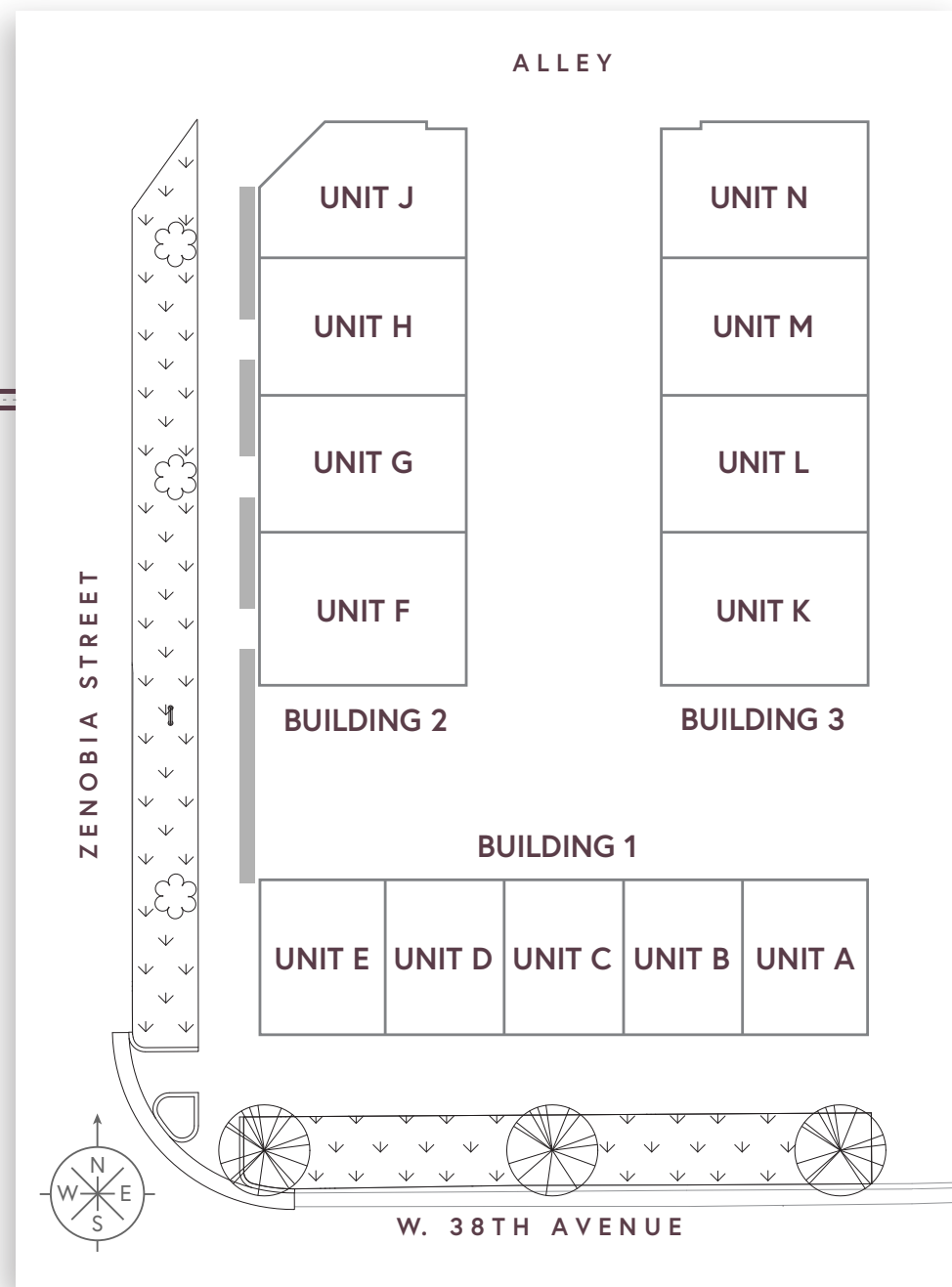
FLOOR TILE



Tile floor in laundry closets, first level entries and first level powder rooms.

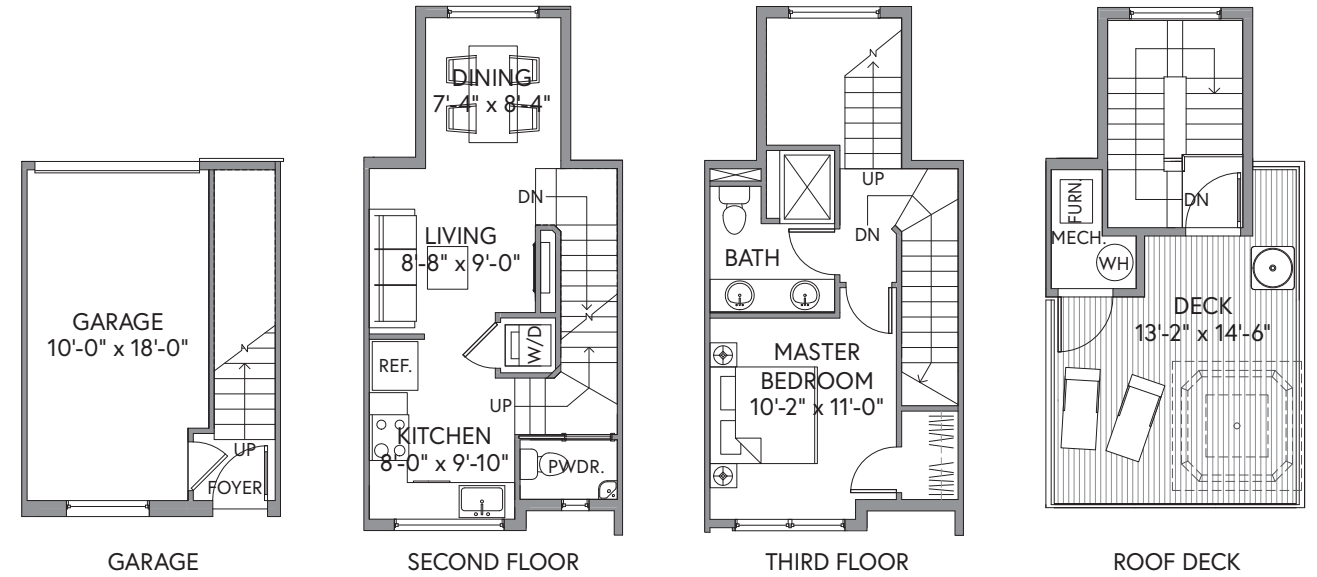
All dimensions and specifications (including square footages) are approximate and provided for comparison purposes only. Actual areas may be smaller. Maps, site plans, floor plans, drawings and elevations are artist renderings and are for informational purposes only and should not be relied upon as representations, express or implied, of the project. Product availability, prices, floorplans, elevations, and specification levels, including square footages, are subject to change without notice or obligation. The sale of any or all homes may be changed or withdrawn at any time.

FLOOR PLANS



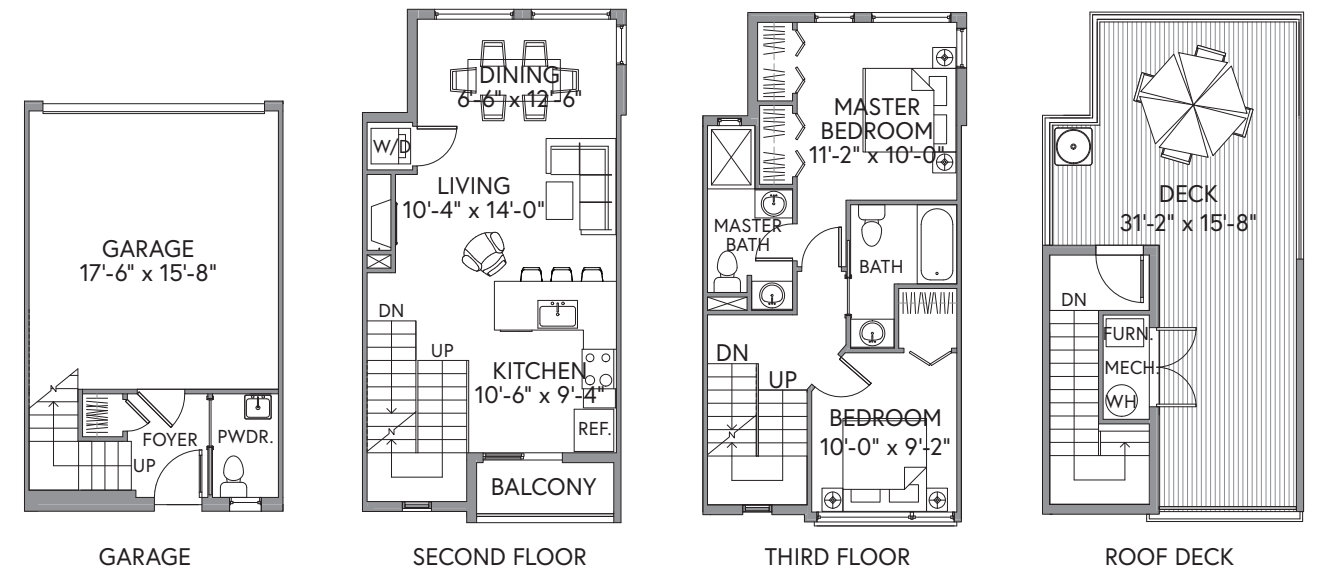
Units B | C | D

1 Bed | 1.5 Bath | 840 SQFT



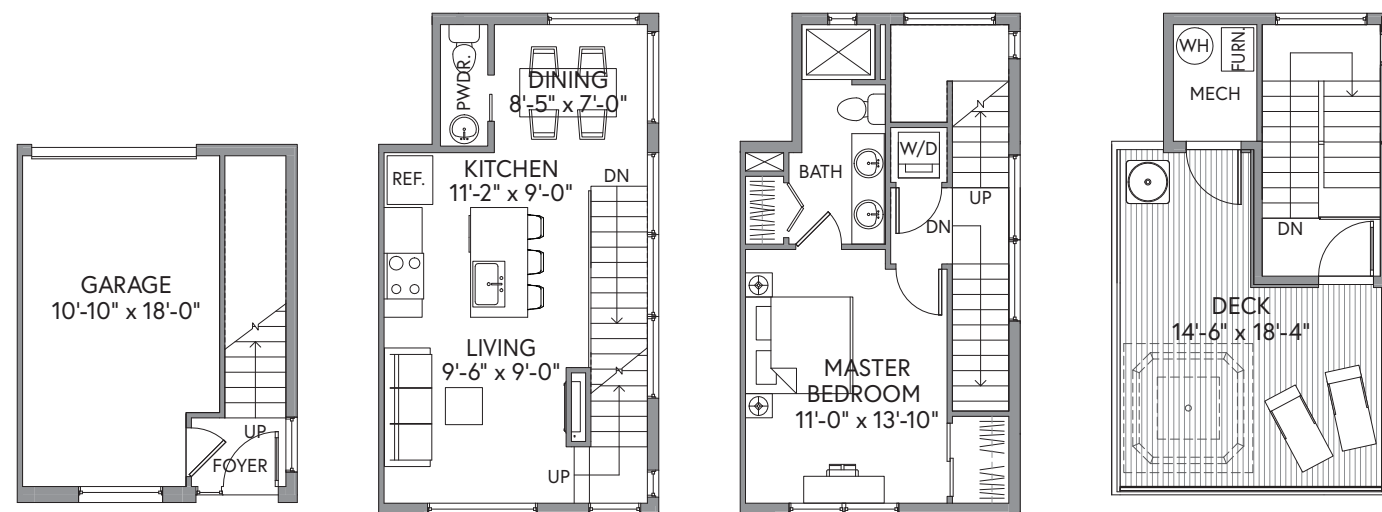
Units G | L

2 Bed | 2.5 Bath | 1,131 SQFT



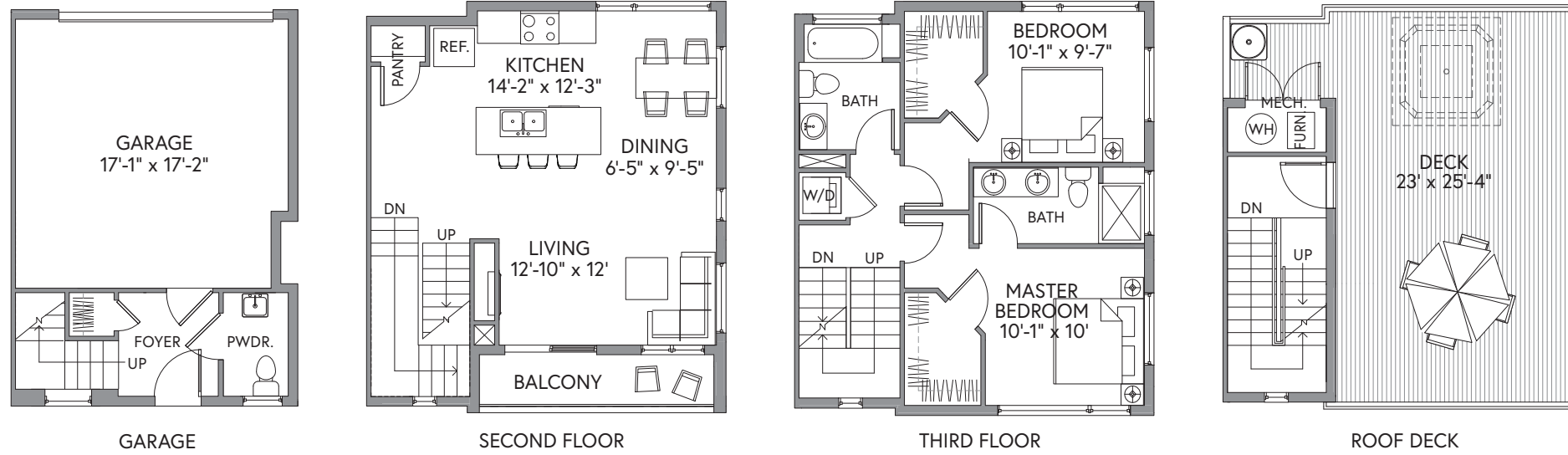
Units A | E

1 Bed | 1.5 Bath | 948 SQFT



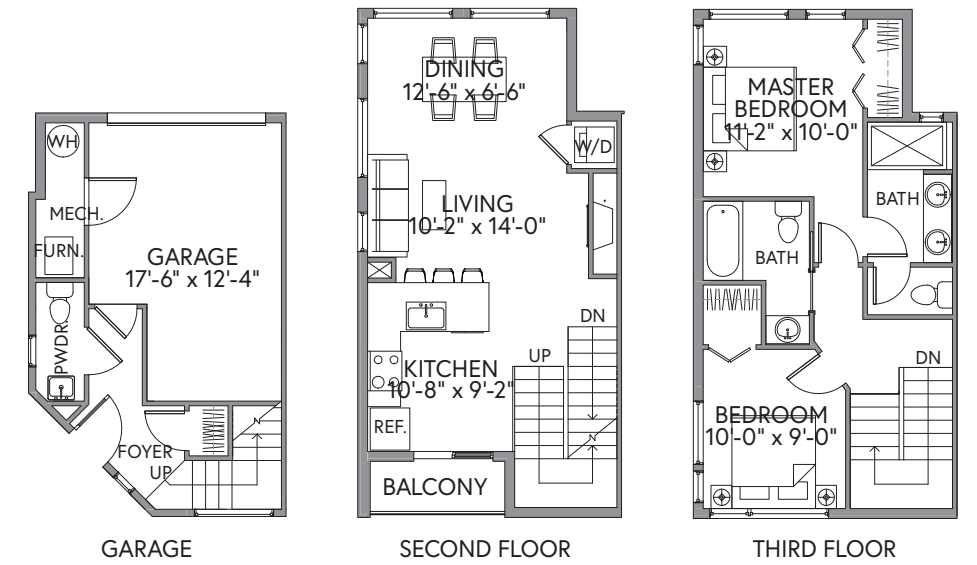
Units F | K

2 Bed | 2.5 Bath | 1,318 SQFT



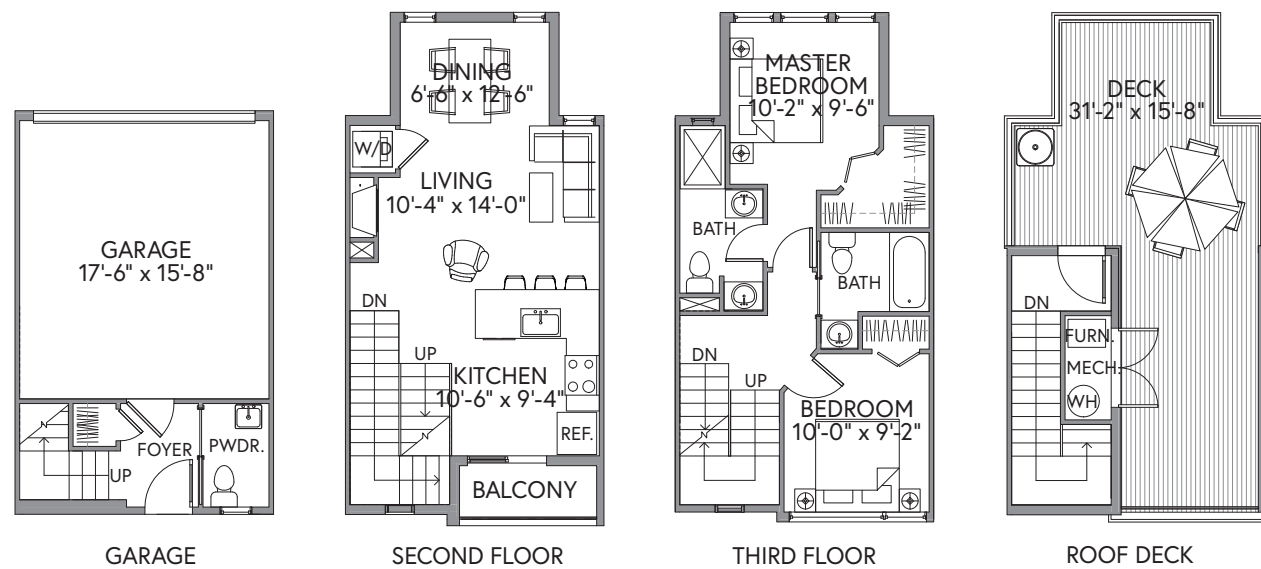
Unit J

2 Bed | 2.5 Bath | 1,127 SQFT



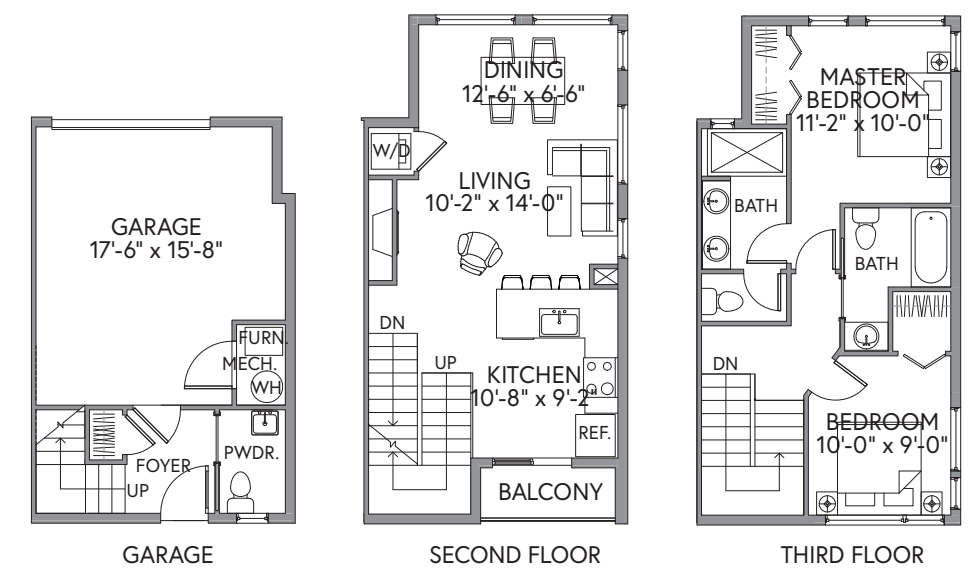
Units H | M

2 Bed | 2.5 Bath | 1,039 SQFT



Unit N

2 Bed | 2.5 Bath | 1,108 SQFT



*Must be under contract by particular date in order to select finishes and upgrade options. Please contact broker for details. All dimensions and specifications (including square footages) are approximate and provided for comparison purposes only. Actual areas may be smaller. Maps, site plans, floor plans, drawings and elevations are artist renderings and are for informational purposes only and should not be relied upon as representations, express or implied, of the project. Product availability, prices, floorplans, elevations, and specification levels, including square footages, are subject to change without notice or obligation. The sale of any or all homes may be changed or withdrawn at any time.

ZEN38



RED LODGE
DEVELOPMENT

Taryn Westberg
720-412-0225
zen38@redlodgedevelopment.com

Red Lodge Development focuses on multifamily development in the Denver metro area. Our mission is to drive and coordinate development of extraordinary spaces in Denver's hottest neighborhoods. You can see more of our work at www.redlodgedevelopment.com.

All elements, designs, plans, renderings, features, amenities, prices and any other information presented hereon are for informational purposes only, are not guaranteed, and are subject to change or elimination without prior notice. The attached information is not an advertisement, offer or enticement to purchase real property. Where provided, maps, floor plans and models are not to scale, and all measurements are approximate. Views are not guaranteed and subject to change. There are no rights, express or implied, for the benefit of any owner for light, view or air as a result of ownership. Verify all items before purchasing. The project has not been registered under various state or federal laws, and this material is not addressed to residents in any states which require registration. Void where prohibited by law.

All artist's renderings are for illustrative purposes only and subject to variances. Interior decoration, finishes, appliances and furnishings depicted in an artist's rendering are provided for illustrative purposes only, and are not necessarily indicative of what is specified in the offering plan. All renderings of views and exposure to light are for illustrative purposes only and subject to variances. Sponsor makes no representations as to any view and/or exposure to light at any time or as the same may be affected by any existing or future construction by either sponsor or a third party.

All dimensions are approximate and subject to normal construction variances and tolerances. Square footage on floor plans exceeds the usable floor area. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on floor plans will not excuse a purchaser from completing the purchase of a unit without abatement in price or recourse against sponsor. Sponsor reserves the right to make changes to a unit in accordance with the offering plan.

Developer makes no representations or warranties except as may be set forth in the warranty and purchase contract.