



# 875 E 78th Ave Unit 68, Denver, CO 80229

**BROKERAGE'S LICENSE #: EC 100055210**

**AGENT'S LICENSE #: ER 40016997**

**ROB KITTLE | 970-690-4920 | [Offers@KittleTeam.com](mailto:Offers@KittleTeam.com)**

**SELLER NAME:** 875-78th, LLC

**SIGNER:** Nasser Ajour

**LEGAL DESCRIPTION:** Title to Provide

**TITLE COMPANY:** Heritage Title Company

**TITLE COMPANY ADDRESS:** 3491 East Harmony Road Suite 110 Fort Collins, CO 80528

**ESCROW OFFICER NAME:** Dan Medeiros

**ESCROW OFFICER PHONE:** 970-215-8236

**ESCROW OFFICER EMAIL:** [Dan.Medeiros@heritagetco.com](mailto:Dan.Medeiros@heritagetco.com)

**EARNEST MONEY:** \$3,600

**DEED:** Special Warranty Deed

**POSSESSION:** Delivery of Deed

**INCLUSIONS:** Electric Range/Oven, Dishwasher, Kitchen Refrigerator, Microwave, Garbage Disposal, Smoke Alarms, Carbon Monoxide Alarms

**EXCLUSIONS:** Personal Property

**HOA INFORMATION:** Subdivision: City Horizons  
HOA Name: City Horizons Condominium Association  
Property Management: Brightstar Management Group  
Website: <https://brightstarhoa.com/>  
Email: [hello@brightstarcolorado.com](mailto:hello@brightstarcolorado.com)  
Phone: 303-952-4004  
HOA Fee: \$361 / Monthly

**CONTRACT:** See IRES docs for disclosures.



**NOTES:**

Call agent Rob Kittle with questions 970-690-4920 or 970-460-4444. Minimum of a 24-hour acceptance deadline requested.

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