



Canyon Gate

1411 8th St. Golden, CO 80401

Canyon Gate is a subsidized community for residents aged 62+. All units are one-bedroom, one-bathroom units. Rents are 30% of income for qualified applicants. The community is centrally located in beautiful Golden, CO.

Residents must make 2x monthly rent to qualify. Please contact FRH for more information on income qualification, rental rates, and availability.

INCOME LIMITS (30% AMI)

1 Person: \$24,650

2 Person: \$28,150

3 Person: \$31,650

*Rent and income limits are released annually from CHFA and subject to be changed as such

DEPOSITS & FEES

- There is no application fee.
- Security Deposit: Equal to one month's rent, refundable.
- Pets: \$150 non-refundable pet fee; \$150 refundable pet deposit. No pet rent. Additional \$50 deposit for 2nd pet. MAX 2 PETS.
- All utilities are included.

POLICIES

- Parking: PERMIT ONLY. 1 permit per leaseholder to be displayed in the windshield of your vehicle. Occupants under 18 can park in the designated guest parking area. There is ample guest parking throughout the community. Guests must always park in designated guest area.
- Quiet Hours: 10:00 PM - 7:00 AM
- Trash: Pick up on Monday, Wednesday and Friday
- Renters Insurance: Strongly recommended but not required
- NON-SMOKING COMMUNITY

AMENITIES

- Large storage closets
- Walking distance to Golden Recreation Center
- Service Coordinator available for resources and resident events
- On-site laundry facility
- Elevators
- Community room
- Convenient access to CO-58 and 6th Ave

Contact

Lacie Shelly, Property Manager

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Phone: 303-278-4238

Leasing: Jace at 720-682-0704

