



7803 Barbara Ann Drive
 Arvada, CO 80004
 COMMUNITY: Barbara Ann Condo

MLS # 5020281
 PRICE \$364,900



Condominium



1306 SQFT



2 Beds



1 Baths



2 Car

PROPERTY DETAILS

Prime Location Opportunity! Pride of ownership speaks to you when you enter this immaculately maintained home. Just several blocks away is "Olde Towne" w/ shops, dining, and more. The light rail station (G Line) makes for easy commute to downtown. Memorial Park is across the street with access to Ralston Creek Trail System. HOA fees paid by seller thru Dec. 2020. This Ranch style end unit feels like single family living, With a nice sized private grassy back yard and new concrete patio w/ pergola cover. Perfect for entertaining and pets. Units rarely sell in this little community for good reason! Spacious open floor plan boasts 2 large bedrooms, Ample closet space with walk in closet in Master. Large inviting living room area w/ bay window/built in seat, nice sized dining room w/ hardwood floors and very functional & pristine kitchen/newer SS appliances. Laundry on Main level. Now go downstairs to see another 1200 sq' of unfinished basement w/ tons of potential, rough in plumbing for bath, high ceiling dry walled, 2 egress windows, and radon mitigation system . Finish off for 2400 sq' of living space. Wow! Attached (400 sq') 2 car garage makes entering home secure and easy. New Roof less than 2 yrs old. Guest parking on each end of the circular drive w/ 2 street parking permits go with the unit. Self managed HOA. All offers will be due Monday at 11:59 PM. Offers will be reviewed and answered no later than Tuesday. Seller does reserve the right to



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accept an offer earlier. Don't miss this gem!



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