



7176 Holland Court
 Arvada, CO 80005
 COMMUNITY: Holland Hill

MLS # 2629680

PRICE

\$1,196,000



Single Family



3991 SQFT



4 Beds



2/1 Baths



5 Car



0.29 Acre

PROPERTY DETAILS

Welcome Home! Gorgeous semi-custom ranch style home just minutes from Olde Town Arvada, Grandview Station and Indian Tree Golf Course. NO HOA. Spacious, bright open floor plan, high ceilings, plantation shutters throughout the upper and lower level. Offers private master suite with access to upper deck, 5pc master bath and walk-in closet. Large corner office/3rd non conf. bedroom with adjacent to 1/2 bath. Gourmet Kitchen offers gas stove, KitchenAid stainless steel appliances, quartz counters, wood floors, kitchen island, ample storage and counter top space. Large eating space with deck access, cozy great room with fireplace and lots of natural light. The lower level offers fully finished walk-out basement, 9ft ceilings, game room, exercise room/4th non-conf bedroom. additional bedroom, full bath, and storage/bonus room. Basement is entertainment ready! Pool table, darts, bar area and plenty of room to play! Well designed, professionally landscaped design offers all amenities. Enjoy morning coffee on the upper deck with plenty of southern exposure or relax on the front patio/courtyard while taking in the sunset and listening to the waterfall style fountain. The lower level patio is partially covered and additionally offers enclosed firepit area, hot tub ready, roses, native grasses, Blue Spruce, Aspens along with low voltage lighting and sprinkler systems. Privacy is a given as the property backs to Majestic View Park. The property boasts a rare 960 sqft finished 5 car



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garage, with epoxy flooring plus electric car charger. Yard tools are easily kept in a small shed in the rear of the property. Conveniently located near trails for biking/hiking, restaurants, retail, schools, light rail along with easy access to downtown, DIA or the mountains. Simply perfect!



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