



7463 West 69th Avenue  
 Arvada, CO 80003  
 COMMUNITY: Del Rey

MLS # 1653154  
 PRICE \$435,000



Single Family



1828 SQFT



3 Beds



2 Baths



2 Car

## PROPERTY DETAILS

Pride of ownership is welcoming you HOME! This 3 bedroom home boasts many amazing features. The large corner lot is over 10,000 square feet and is landscaped with Butter rock and a underground sprinkler system for the grassy areas. Enjoy a newer roof with high impacted shingles and gutters, installed in 2017. The covered back patio has new paint and is ready for entertaining! The house has a peaceful flow with custom touches from the very moment you enter. The new dining room chandelier and new lighting throughout brings the warmth of home. In the kitchen there are many upgrades; new refrigerator, new dishwasher, and beautiful new flooring. The kitchen, dining room and living room have a much appreciated open feel. The full bathroom is sure to impress with high-end granite, custom cabinetry, soft close drawers, tile shower, newer toilet, and a breathtaking soaker bathtub. You will fall in love with the neutral paint colors, clean carpets, and the mountain views from the front windows. There is plenty of storage room and your own laundry room with washer and dryer. No HOA, provides endless opportunities for this lot size! Conveniently located near Old Towne Arvada, shopping, restaurants, highways, schools, grocery stores and so much! Schedule your showing today!



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