



9425 Kilmer Way  
Arvada, CO 80007

MLS # 3920468  
PRICE \$650,000



Single Family   3690 SQFT   3 Beds   2/1 Baths   2 Car   0.14 Acre

## PROPERTY DETAILS

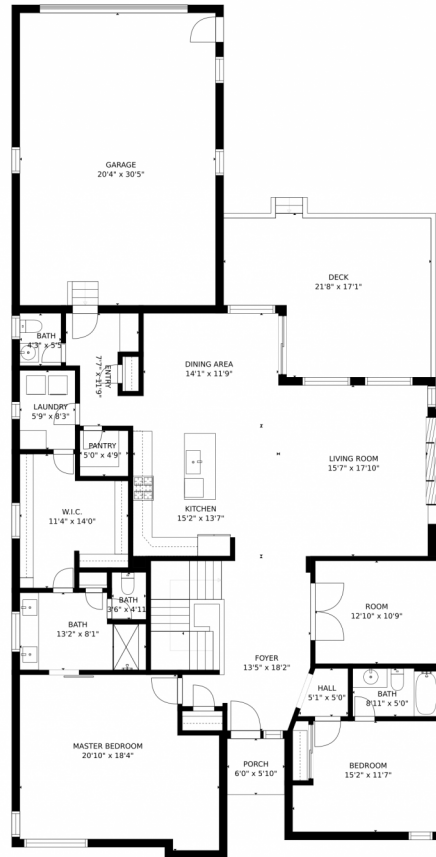
What you've been looking for - a newer house w/modern styling, plenty of space, great outdoor living w/minimal yardwork! Enjoy great Candelas amenities, plus lakes & open space just a few mins away. Lots of light, tall ceilings, extended deck, radon mitigation system, plus a lg master bed w/huge closet conveniently adjacent to the laundry. Still so much potential in the unfinished part of the bsmnt, not to mention the xtra deep garage. Frame in a closet for a 4th bed downstairs - this is The One!



**Robbin Merta**  
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# 9425 Kilmer Way, Arvada, CO 80007 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 1962 sq. ft, FLOOR 2: 2165 sq. ft  
EXCLUDED AREAS: , DECK: 312 sq. ft  
PORCH: 35 sq. ft, GARAGE: 624 sq. ft  
TOTAL: 4127 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

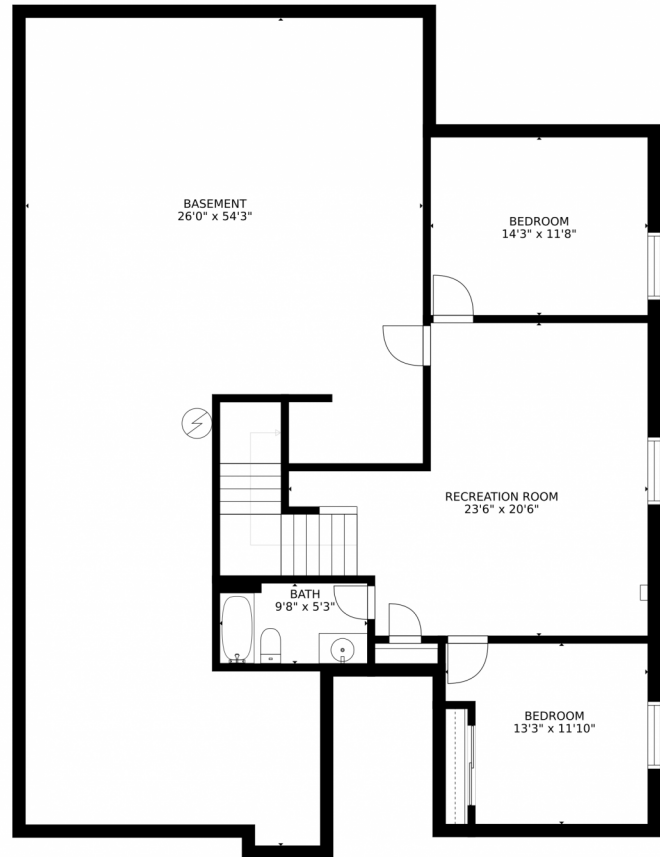
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9425 Kilmer Way, Arvada, CO 80007 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 1962 sq. ft, FLOOR 2: 2165 sq. ft  
EXCLUDED AREAS: , DECK: 312 sq. ft  
PORCH: 35 sq. ft, GARAGE: 624 sq. ft  
TOTAL: 4127 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# 9425 Kilmer Way, Arvada, CO 80007 – All Levels



GROSS INTERNAL AREA  
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EXCLUDED AREAS: , DECK: 312 sq. ft  
PORCH: 35 sq. ft, GARAGE: 624 sq. ft  
TOTAL: 4127 sq. ft  
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