



 Single Family
  4184 SQFT
  4 Beds
  5/1 Baths
  3 Car
  0 Acre

PROPERTY DETAILS

Has the “new normal” left you feeling a bit cramped? Search no more. You’re home. Versatile 4-bedroom 5-bath floor plan provides a space for the whole family. Maybe you’re both working from home? You can configure for at least two home offices. Need a private spot for mom or a boomerang child? You can opt for a suite with one home office instead. Perfectly adaptable as your needs evolve. There’s so much to love about your new home! Cozy up in the living room by the warm glow of the gas fireplace. Open kitchen includes quartz countertops and a large, walk-in pantry. Easily accessible first-floor suite affords convenience and independence with its wet bar, full-size refrigerator, 3/4 bath, and formal dining area. It also includes an office (or craft/hobby room) and a second gas fireplace. First floor 1/2 bath and mudroom make getting the kids out the door a breeze. A second suite upstairs features beautiful mountain views. Lower level highlights include a spacious family room; media room with built-in bookcases for your next binge-watch or binge-read; adjoining multipurpose room to use as you wish; and another 3/4 bath. The walk-out basement welcomes you to the privacy and tranquility of the backyard. Your outdoor refuge includes a lovely brick patio, firepit & plenty of trees. You’re sure to enjoy your growing array of fresh grapes, blackberries, raspberries, strawberries & mint. Equipped with a sprinkler system. Ideally located on a quiet street, you’ll be



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mere steps away from hiking trails to Majestic View Park, and a short drive to RTD light rail and Olde Town Arvada.



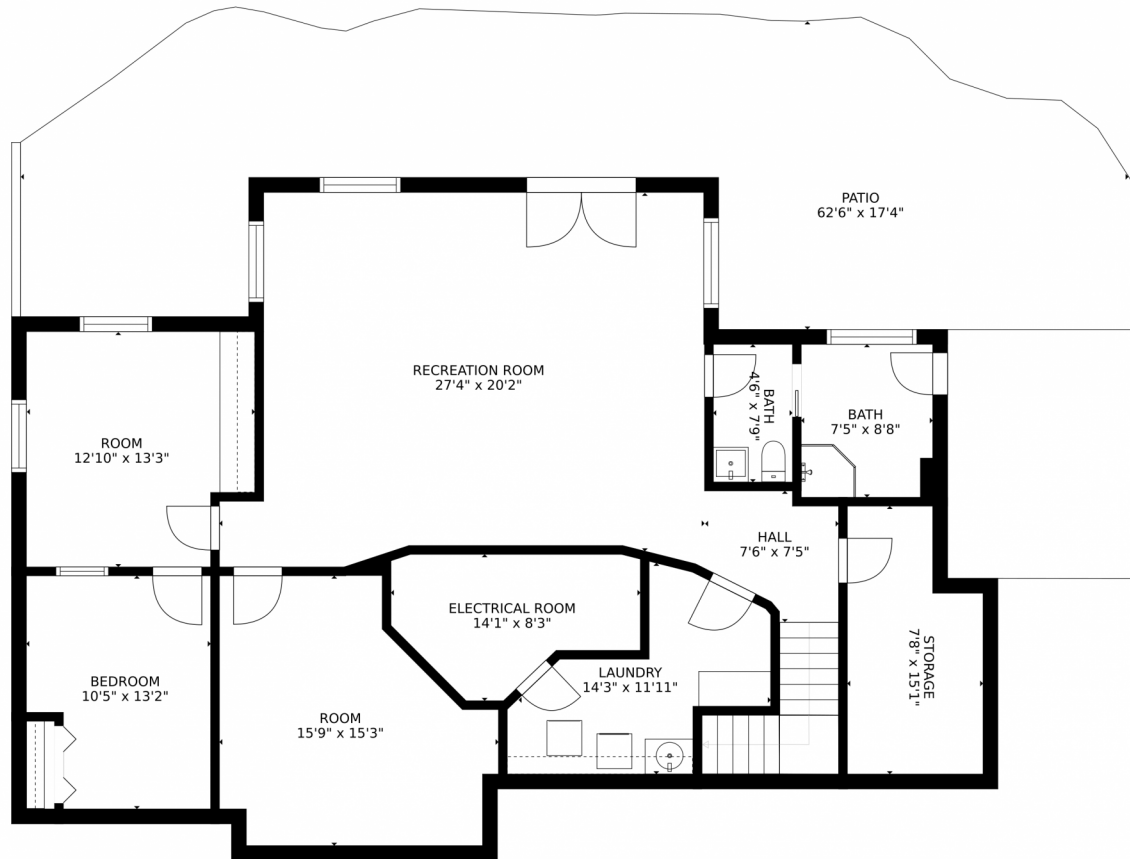
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9508 West 70th Place, Arvada, CO 80004 – Lower Level



GROSS INTERNAL AREA
FLOOR 1: 1568 sq. ft. FLOOR 2: 1700 sq. ft.
FLOOR 3: 960 sq. ft. EXCLUDED AREAS:
PATIO: 935 sq. ft. BALCONY: 268 sq. ft.
PORCH: 117 sq. ft. GARAGE: 683 sq. ft.
TOTAL: 4228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

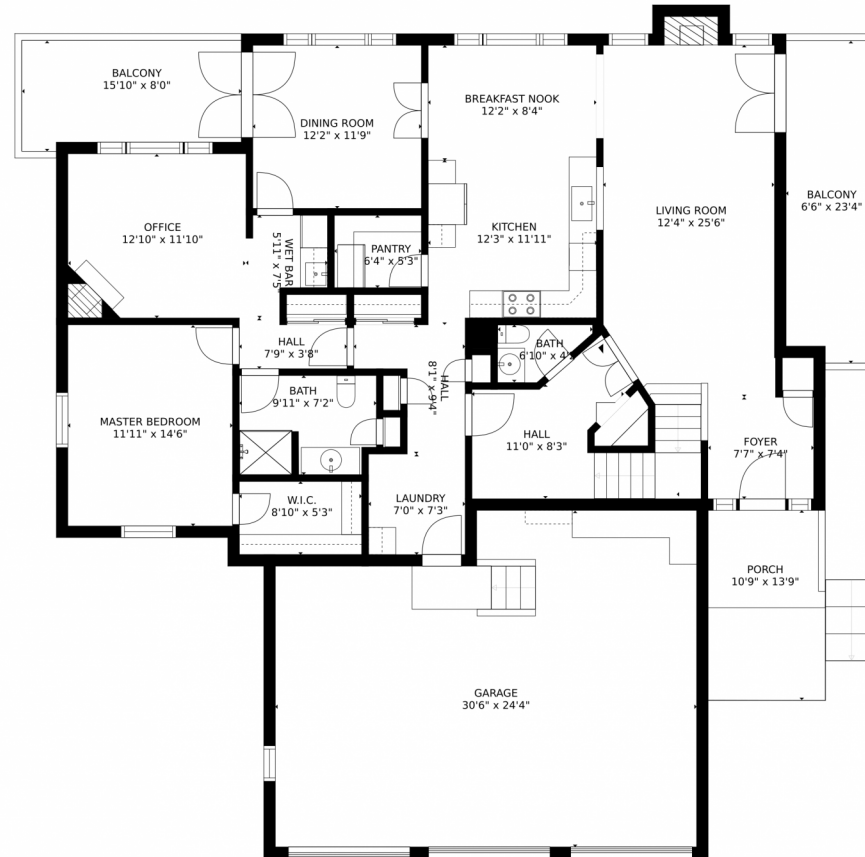
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9508 West 70th Place, Arvada, CO 80004 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 1568 sq. ft. FLOOR 2: 1700 sq. ft.
FLOOR 3: 960 sq. ft. EXCLUDED AREAS:
PATIO: 935 sq. ft. BALCONY: 268 sq. ft.
PORCH: 117 sq. ft. GARAGE: 683 sq. ft.
TOTAL: 4228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

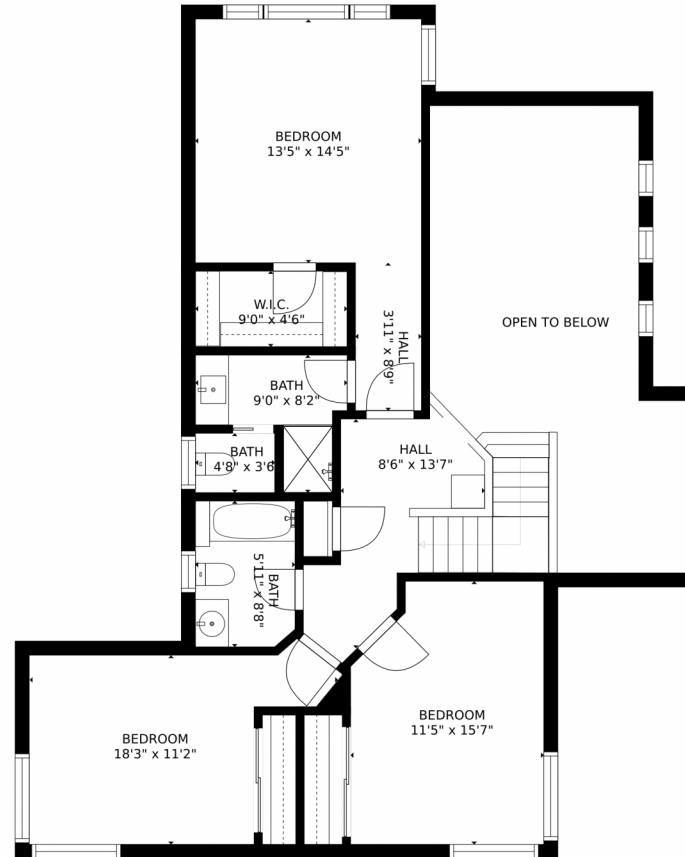
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9508 West 70th Place, Arvada, CO 80004 – 2nd Level



GROSS INTERNAL AREA
FLOOR 1: 1568 sq. ft. FLOOR 2: 1700 sq. ft.
FLOOR 3: 960 sq. ft. EXCLUDED AREAS:
PATIO: 935 sq. ft. BALCONY: 268 sq. ft.
PORCH: 117 sq. ft. GARAGE: 683 sq. ft.
TOTAL: 4228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

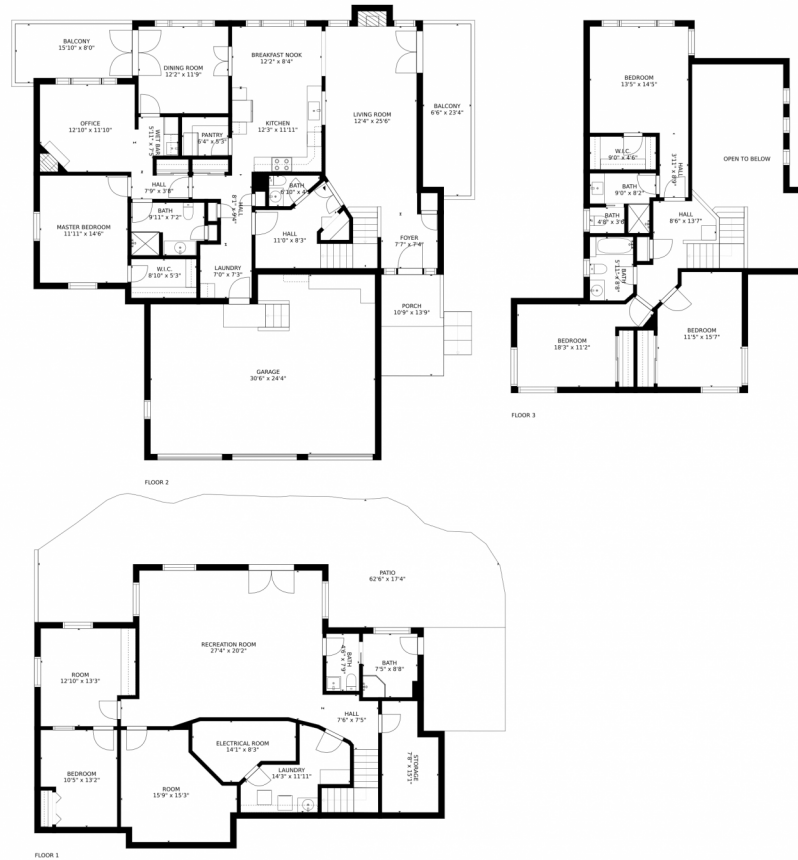
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9508 West 70th Place, Arvada, CO 80004 – All Levels



GROSS INTERNAL AREA
 FLOOR 1: 1568 sq. ft. FLOOR 2: 1700 sq. ft
 FLOOR 3: 960 sq. ft. EXCLUDED AREAS:
 PATIO: 935 sq. ft. BALCONY: 268 sq. ft
 PORCH: 117 sq. ft. GARAGE: 683 sq. ft
 TOTAL: 4228 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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