



13827 W 65th Drive
 Arvada, CO 80004
COMMUNITY: Ralston Valley

MLS # 7761344
PRICE \$689,000



Single Family 2042 SQFT 3 Beds 4 Baths 2 Car 0.16 Acre

PROPERTY DETAILS

From the moment you walk in, the open layout welcomes you and shows off this 3 bedroom plus office/additional bedroom, 4 bath home. Enjoy the custom, updated kitchen with high-end stainless steel appliances, gas oven and range, and convection microwave oven. Open concept throughout home feels spacious and is welcoming. The living room is hard wired for surround sound systems and ported for your TV. The upstairs master suite boasts rustic wood beams and a walk-in closet. The open loft area is perfect for a home office, or a space to make your own. The downstairs flex room can be used for working out, as a wonderful open play area for kids, and just lounging. There are egress windows throughout the basement. The basement also features a large third bedroom with an updated bathroom. Relaxing by the real firewood pit outside on the gorgeous custom-built paver patio is such a great way to start, spend or end the day, with so many colorful sunsets and a nice, quiet space. Huge backyard and beautifully upkept lawn, with both a TREX deck and patio area to enjoy dining or hanging outside. Property backs up to the Yankee Doodle trail and greenbelt with lots of greenery, creating a relaxing environment to enjoy beautiful Colorado days year-round. Step right out your backyard and directly onto miles of beautiful trails heading north, west and east, with the Ralston Creek trail, multiple parks and playgrounds, Apex center, and so much more all at your fingertips. Trees bloom



Julie Leins
 720-474-0928
 julieleins@kw.com
<https://coloradohomesdreamteam.com>



beautifully in the back in the spring, while the front begins the season with tulips and continues to show off colors and grow into the summer. Wifi-enabled, smart rachio sprinkler system installed, custom-built garden bed planters, and outside shed provide bonus storage. This home maximizes all the greenery, space, and views out the backdoor. This is a wonderful neighborhood close to all of life's conveniences and perfect for your Colorado Lifestyle. Don't miss the video at: <https://v1tours.com/listing/40260>



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