



6156 Hoyt Court
 Arvada, CO 80004
 COMMUNITY: Alta Vista

MLS # 5455862
 PRICE \$550,000



Single Family



2368 SQFT



5 Beds



2 Baths



1 Car



0.16 Acre

PROPERTY DETAILS

Welcome home to the established and extremely desirable Alta Vista community of Arvada! No HOA! This sparkling brick lain ranch has been remastered at every turn making it move-in ready to the max including a fully finished basement making this humble abode a whopping 5 bedroom masterpiece. Many honey-do's are already honey done to the tune of nearly \$40,000 in upgrades including a new sewer line, new electrical panel, a flawlessly and fully remastered kitchen, kitchenette in the basement, and nearly every light fixture is brand new. The main level of the home is adorned with 3 generously sized bedrooms along with a meticulously maintained full bathroom. The chef's kitchen is an absolute dream boasting solid surface countertops along with popular subway tile accents and newer stainless steel appliances. A sprawling additional family room area along with 2 more bedrooms and clean and crisp 3/4 bathroom are also found in the fully finished basement. Both the front and backyard are Xeriscaped saving you time and money on maintenance for your phenomenal new outdoor living space to include a gorgeous Silver Maple tree along with beautiful perennials and raised garden beds offering planted vegetables complete with a full drip system already installed. You will love living in Alta Vista with Ralston Central Park literally a short 3 minute walk from your front door offering miles and miles of trails along with a playground and the Wolff Skatepark is just



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across the street as well. The charming Olde Town Arvada district is just a 2 mile drive away where you will find plenty to do for date night including local eateries like the Bread Winner's Cafe or So Radish Vegan along with the Denver Beer Company and the very unique School House Kitchen and Libations. Your new home is perfectly placed just off of the Wadsworth Bypass where you can quickly access I-70 making any commute or travel to the colorful Colorado mountains a breeze.



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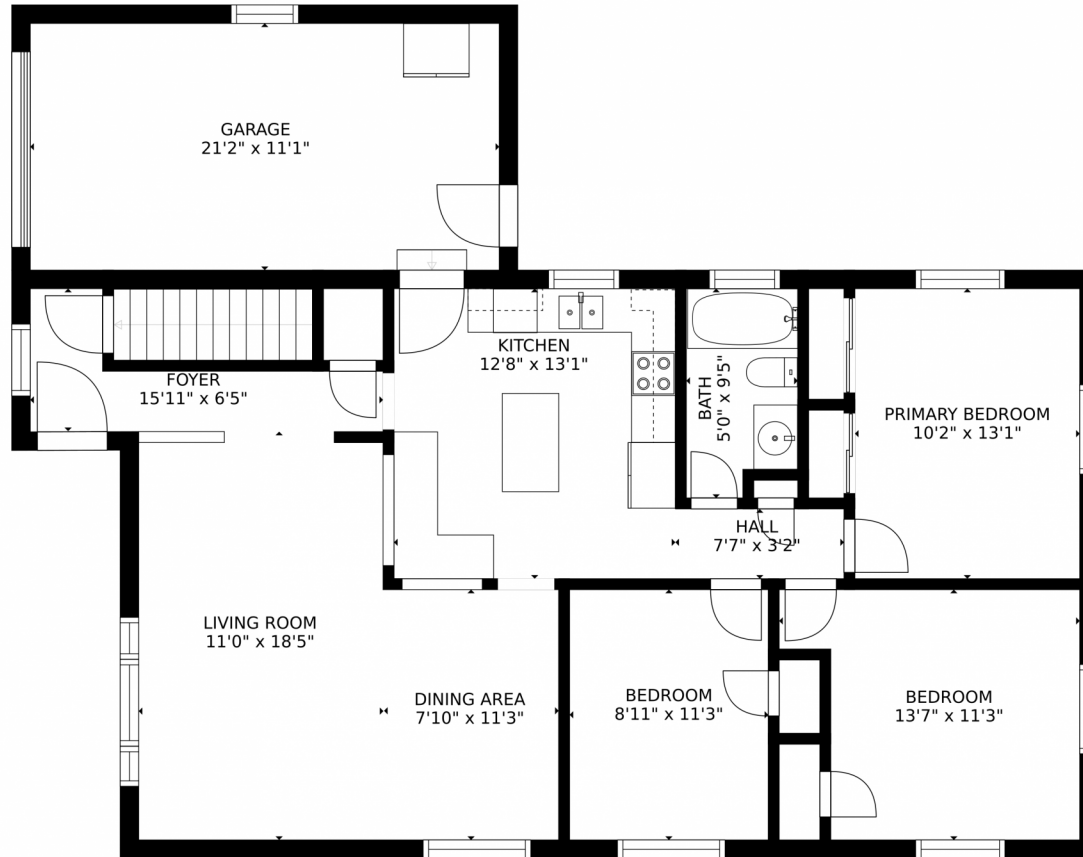
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6156 Hoyt Court, Arvada, CO 80004 – Main Floor



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1209 sq. ft
GLA FLOOR 2: 1209 sq. ft, excluded 273 sq. ft
Total GLA 1209 sq. ft, total scanned area 2691 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



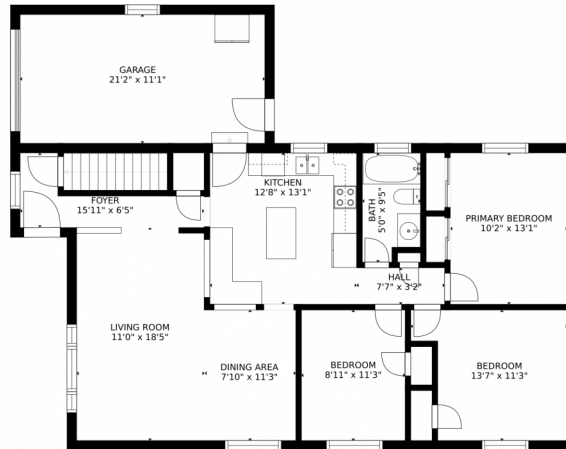
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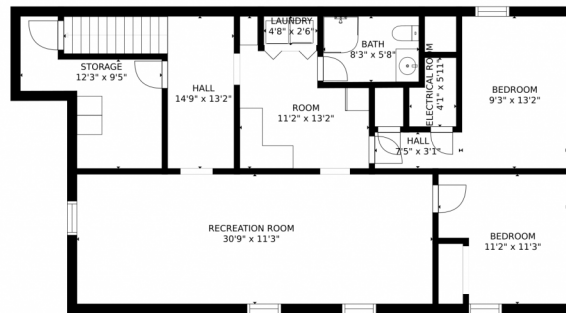
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6156 Hoyt Court, Arvada, CO 80004 – All Floors



FLOOR 2



FLOOR 1

Estimated areas

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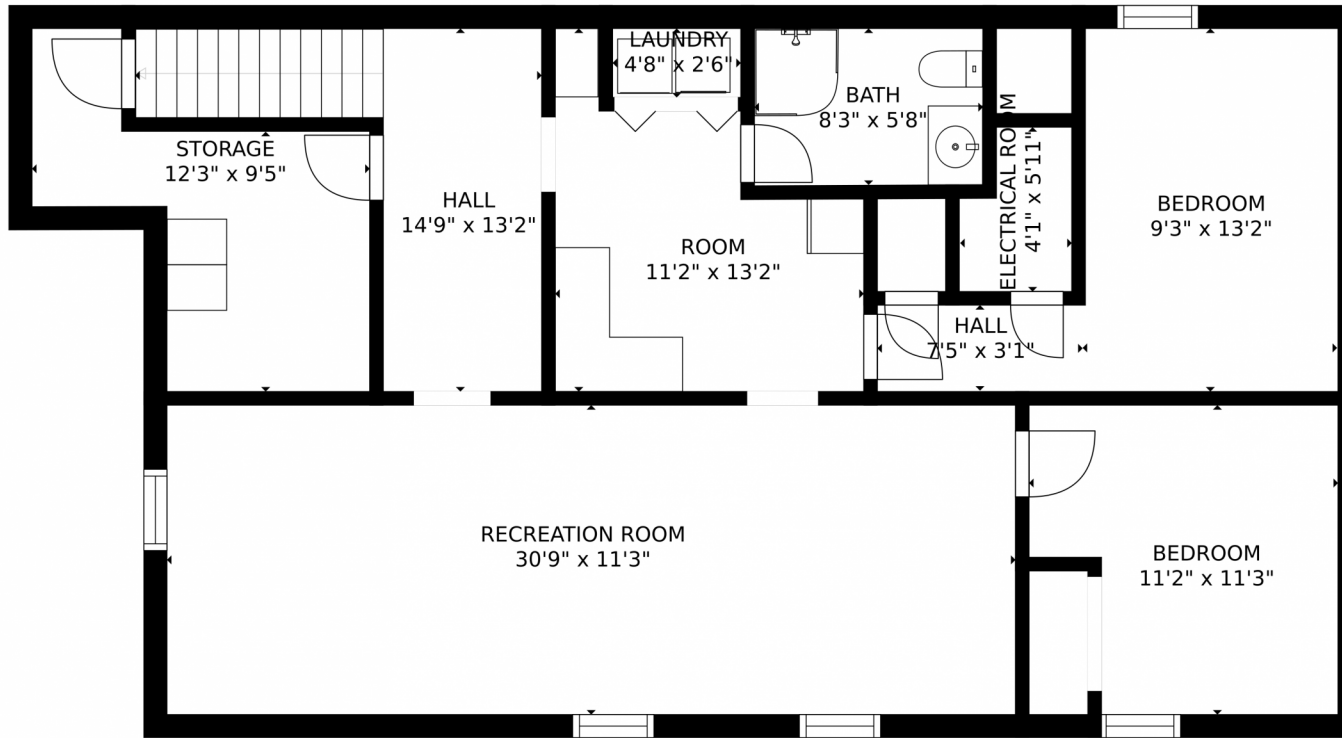


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