

OPEN HOUSE SATURDAY 7/16 11-3PM



Single Family



2046 SQFT



4 Beds



2 Baths



2 Car



0.19 Acre

## PROPERTY DETAILS

Private backyard oasis complete with reflection pool and professional landscaping. Solar is owned outright, why pay an electric bill when you don't need to. NEST thermostat and automatic sprinkler systems to ensure low maintenance and conserve water. French drains were added during this process along with a heated line to ensure water stays away from the house and does not freeze in winter. Oversized 2 car garage with an almost silent system to open and close. 5 new exterior outlets added for a total of 6 around the exterior of this home. Worm composting ready to go and the composted soil all over the yard is rich in worm casings. Basement could easily be separated with access through the garage if an AirBnB is being considered. Basement has built in egress windows. New roof, new AC, new garage door opener and a fireplace in the basement that could heat the whole house. This house has had so many upgrades, it's impossible to list here, the backyard also comes with a chicken coop or a play house for kids. Enjoy meals around your reflection pool complete with a copper

**Mike Lawton**

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Scan code  
for more  
property  
details



fountain to get your Zen on, the backyard has all new cement and will feel like your own private getaway.

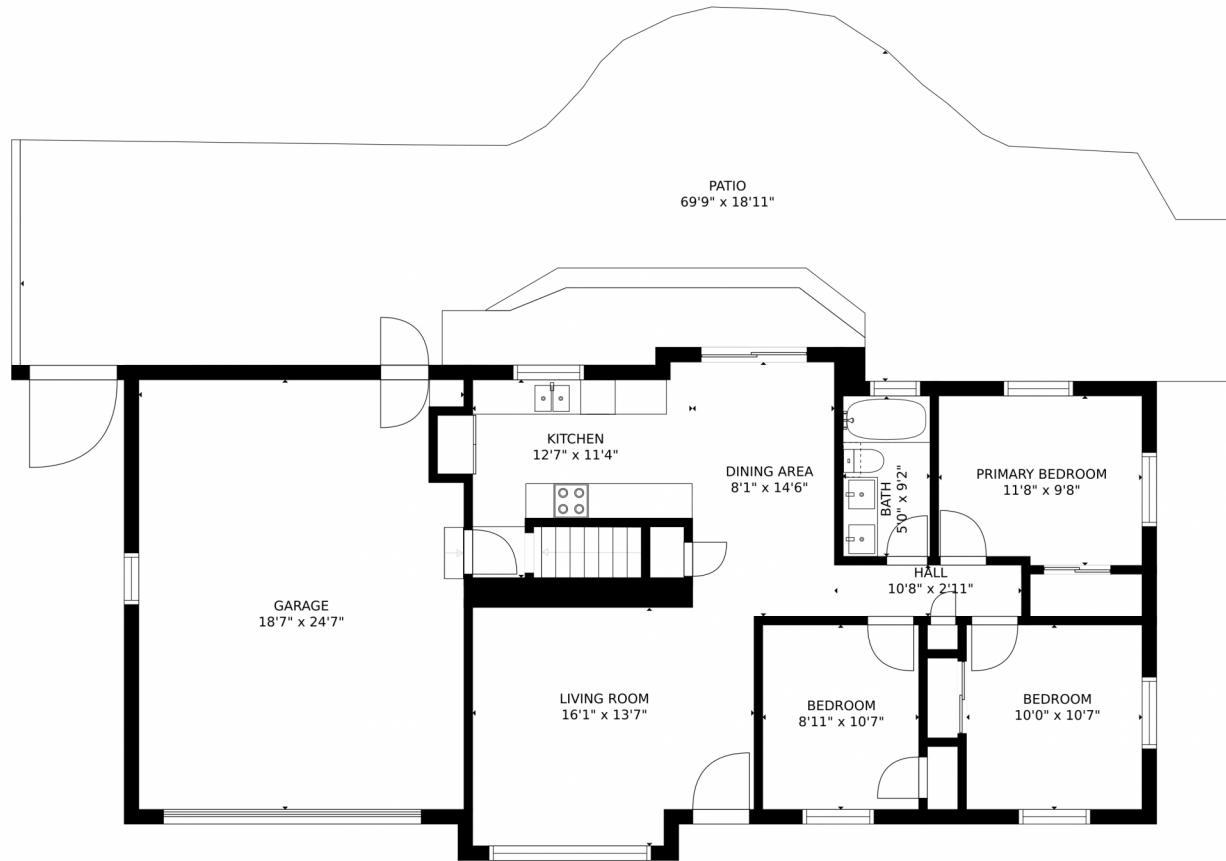


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6440 Ingalls Street, Arvada, CO 80003 – 1st Floor



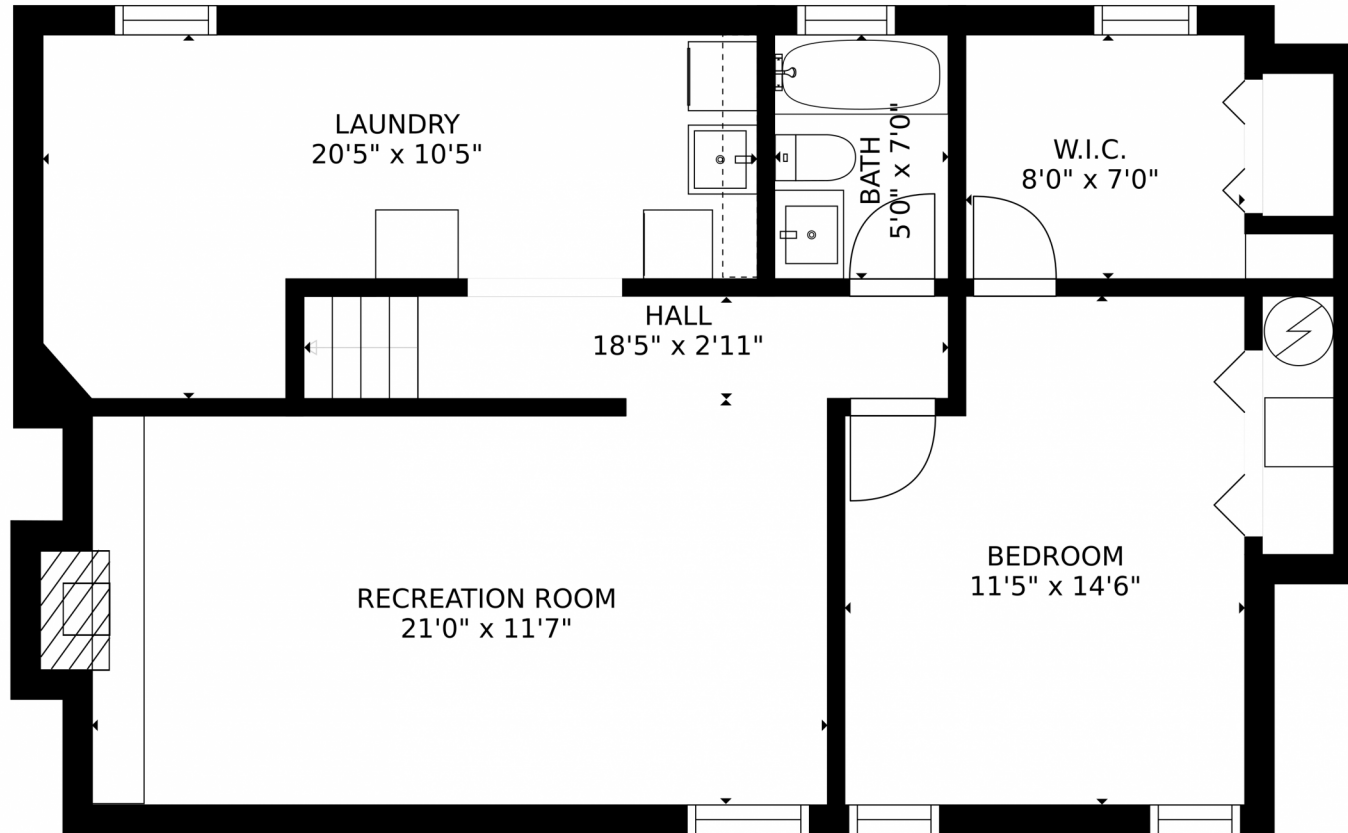
GROSS INTERNAL AREA  
FLOOR 1: 779 sq. ft, FLOOR 2: 964 sq. ft  
EXCLUDED AREAS: , GARAGE: 448 sq. ft  
PATIO: 1008 sq. ft  
TOTAL: 1743 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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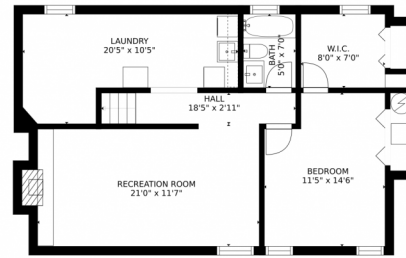
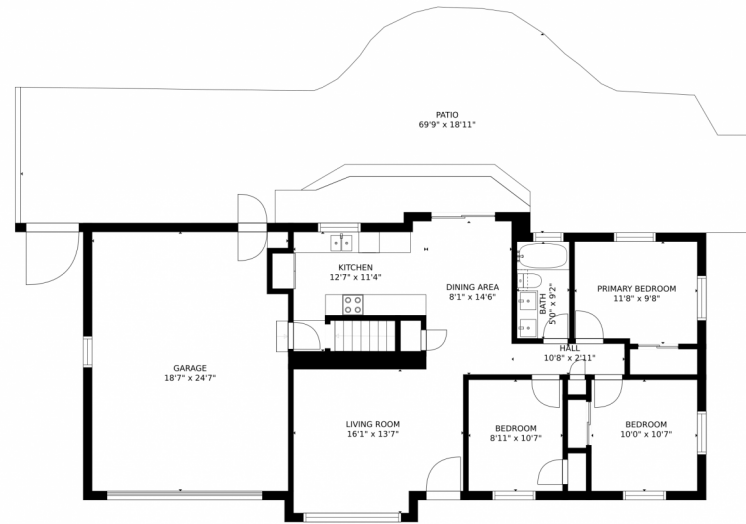


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# 6440 Ingalls Street, Arvada, CO 80003 – All Floors



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