

COMPASS

8233 Xenophon Court
Arvada, CO 80005
COMMUNITY: The Hills at Standley Lake

MLS # 3802896
PRICE \$925,000



Single Family



3631 SQFT



4 Beds



3/1 Baths



3 Car

PROPERTY DETAILS

Conveniently located in northern Arvada, this property gives the feel of being in a meadow with a front-row seat to a mountain view that spans from just south of North Table Mountain to Longs Peak. The home backs to farmland where happy livestock are found munching away at the summer grass. You can enjoy the views from the back deck, which is perfect for entertaining, or from the private balcony off the primary suite. In addition, the home offers easy access to the city park, seen from the backyard, stores, restaurants, barns, sports centers, and more! Finally, the house offers an inviting kitchen featuring a center island with a new cooktop and granite counters. The kitchen also has a new oven/microwave combo and dishwasher. The eat-in kitchen gives the perfect spot for breakfast, while the convenient dining room provides ample space for everyone. The newer beautiful acacia wood floors can be found throughout the main floor, giving it that elegant and polished feel. The home features a humidifier system installed around 2014 and an HVAC system and hot water tank in 2017. The home's exterior has a brick perimeter with freshly painted wood siding in 2019. Check out this beautiful home in The Hills at Standley Lake, as it is ready to cherish and hold your treasured life memories!



Andrea Osmond

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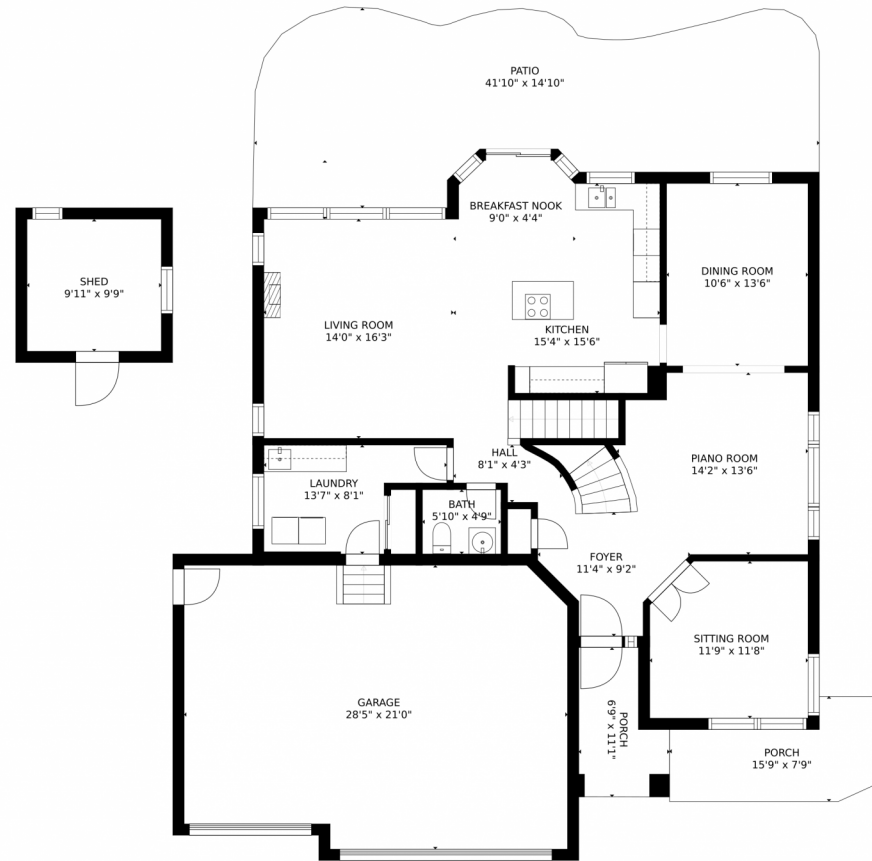
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8233 Xenophon Court, Arvada, CO 80005 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 883 sq. ft, FLOOR 2: 1356 sq. ft
FLOOR 3: 1108 sq. ft, EXCLUDED AREAS:
GARAGE: 572 sq. ft, PATIO: 490 sq. ft
PORCH: 153 sq. ft, DECK: 356 sq. ft
TOTAL: 3347 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



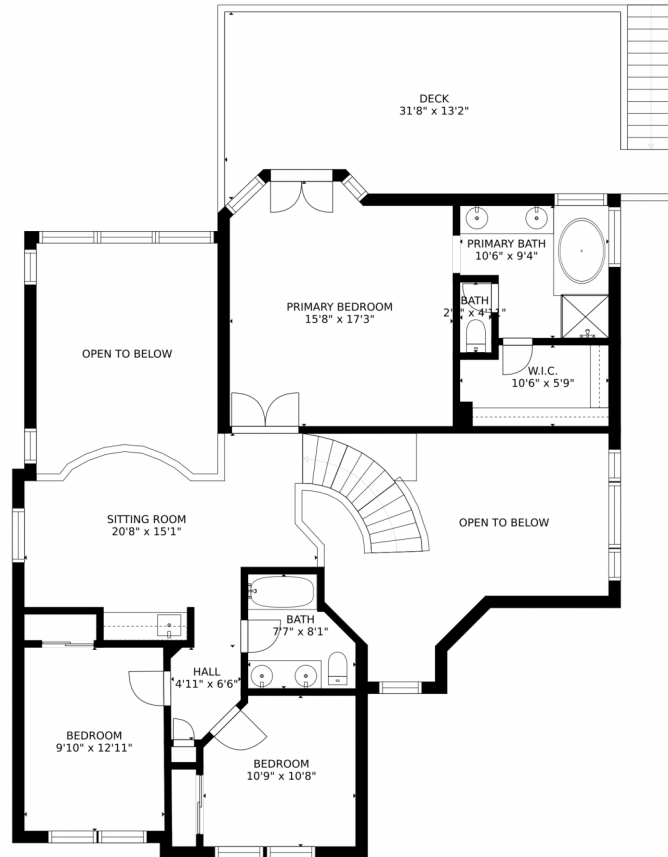
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8233 Xenophon Court, Arvada, CO 80005 – 2nd Level



GROSS INTERNAL AREA
FLOOR 1: 883 sq. ft, FLOOR 2: 1356 sq. ft
FLOOR 3: 1108 sq. ft, EXCLUDED AREAS:
GARAGE: 572 sq. ft, PATIO: 490 sq. ft
PORCH: 153 sq. ft, DECK: 356 sq. ft
TOTAL: 3347 sq. ft
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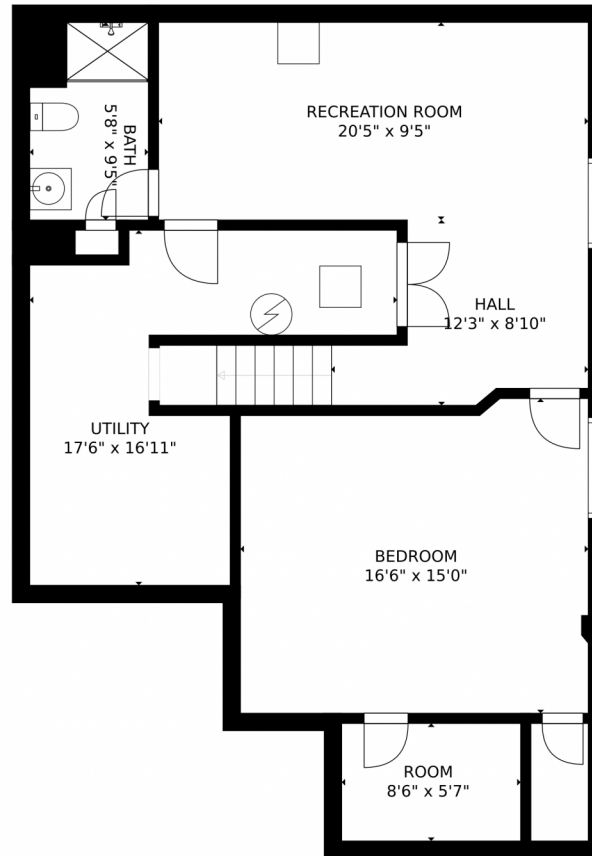
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8233 Xenophon Court, Arvada, CO 80005 – Lower Level



GROSS INTERNAL AREA
FLOOR 1: 883 sq. ft, FLOOR 2: 1356 sq. ft
FLOOR 3: 1108 sq. ft, EXCLUDED AREAS:
GARAGE: 572 sq. ft, PATIO: 490 sq. ft
PORCH: 153 sq. ft, DECK: 356 sq. ft
TOTAL: 3347 sq. ft

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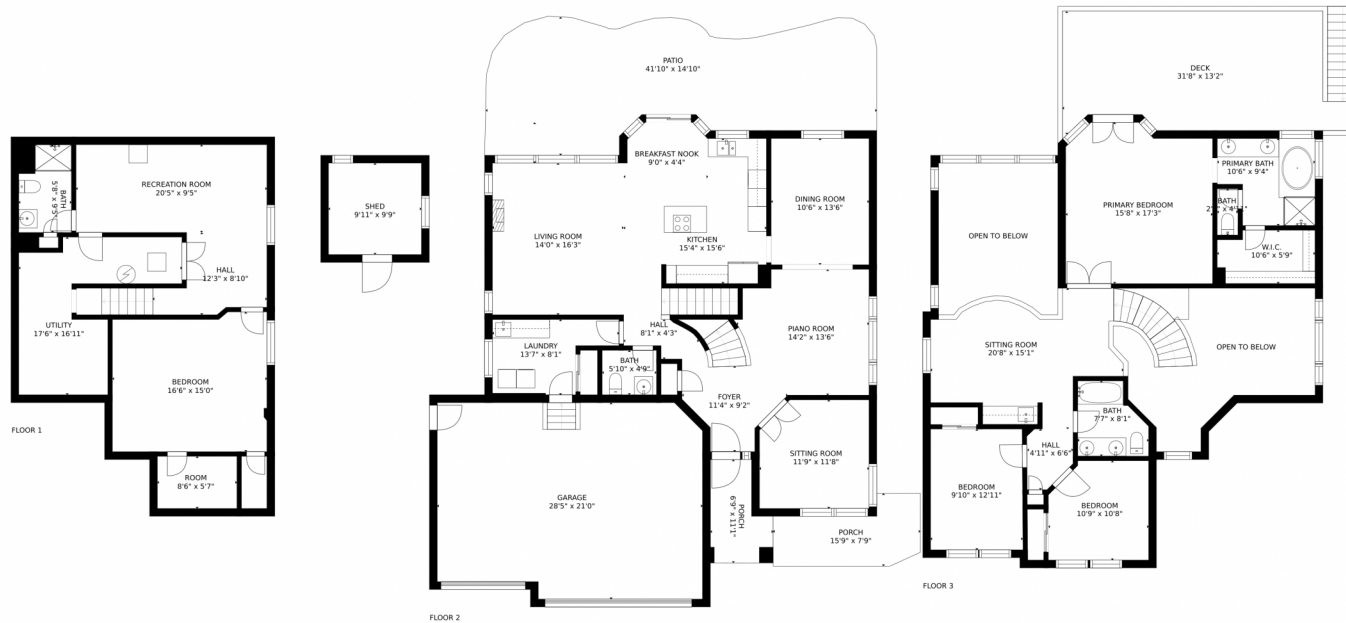
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8233 Xenophon Court, Arvada, CO 80005 – All Levels



GROSS INTERNAL AREA
FLOOR 1: 883 sq. ft, FLOOR 2: 1356 sq. ft
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GARAGE: 572 sq. ft, PATIO: 490 sq. ft
PORCH: 153 sq. ft, DECK: 356 sq. ft
TOTAL: 3347 sq. ft
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