



6810 W 84th Circle Unit #49
Arvada, CO 80003

MLS # 4158941

RARE LAKE ARBOR END UNIT RANCH TOWNHOME !!!! \$460,000 !



Townhouse 1972 SQFT 2 Beds 2 Baths 2 Car

PROPERTY DETAILS

RARE END UNIT RANCH WITH OPEN FLOOR PLAN, VAULTED CEILINGS, CANNED LIGHTING, SPACIOUS KITCHEN WITH CENTER ISLAND AND WALK IN PANTRY, LARGE LIVING ROOM WITH A BEAUTIFUL DOUBLE SIDED FIREPLACE THAT SEPERATES THE FORMAL DINING ROOM , THERE ARE WASHER /DRYER HOOK UPS ON THE MAIN FLOOR AND IN THE BASEMENT, TWO CAR OVERSIZE GARAGE WITH EXTRA STORAGE SPACE, PRIVATE DECK/BALCONY, THE UNFINISHED BASEMENT HAS A ROUGH IN STUB FOR A 3RD BATHROOM AND HAS TWO LARGE EGRESSED WINDOWS FOR ADDING A 3RD BEDROOM !!!!! THIS SUBDIVISION HAS A COMMUNITY GARDEN, SWIMMING POOL, AND IS WALKING DISTANCE TO LAKE ARBOR GOLF COURSE, SHOPPING AND DINING , AND A SHORT WALK TO LAKE ARBOR !!!!!

***** SELLERS ARE OFFERING ***** \$5,000 CARPET ALLOWANCE*****\$5,000 PAINT ALLOWANCE*****\$5,000 FINANCING ALLOWANCE !!!!!!!!!!!!!

ALL WITH A FULL PRICE OFFER !!!!!!! WELCOME HOME AND PICK YOUR OWN COLORS AND FLOORING.

James Norman
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