



13509 W 62nd Drive  
 Arvada, CO 80004  
 COMMUNITY: Wyndham Park

MLS # IR1016554  
 PRICE \$670,000



Single Family   2483 SQFT   2 Beds   2 Baths   2 Car   0.08 Acre

## PROPERTY DETAILS

Immaculate hard to Find stand alone Ranch Patio Home ! New interior paint and carpet. True lock and leave set up. Desirable Wyndham Park Community! Backs to Gorgeous Water Feature ! Nice south facing deck overlooking water feature. All Appliances stay Including washer and dryer. Spacious primary bedroom with vaulted ceilings , ceiling fan and Huge 5 piece bath and Walk in Closet ! Newer furnace and Central Air. Large unfinished basement offers room to grow or just storage. Spacious eat in kitchen with hardwood floors. Eat in area in kitchen overlooks deck with retractable awning. Truly Move in Condition. Corner Lot yet no yard work! Wonderful location close to area trails, large neighborhood park just to south of home. Duncan YMCA is just a few blocks north and has indoor pool, senior activities, classes. They also take silver sneakers fitness members. Meadowlake tennis and pickle ball courts close by. There are 2 HOAs : Wyndham Master HOA is 2 x year was \$290@ last year. They take care of all of the entry way and landscaping and provide the trash. Wyndham Center HOA dues are \$415 Monthly pays for all the outside of the homes but not windows or garage doors. They pay for all outside maintenance shoveling, plowing, tree, ponds, and Water so no water bill. The only thing Owner is responsible for is the deck. The HOA Reserves are in great shape. There are 126 homes with 45% townhomes.



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