



7421 Harlan Way  
Arvada, CO 80003  
COMMUNITY: Wood Creek Flg # 8

MLS # 4504726  
PRICE \$558,000



Single Family



1910 SQFT



4 Beds



3 Baths



2 Car



0.2 Acre

## PROPERTY DETAILS

This beautifully updated Ranch-style home in Arvada offers privacy with its location backing onto Hillside Park and Faversham Park, complete with baseball fields, a pond, and trails. Upon entering, you'll be greeted by an open, vaulted floor plan and a kitchen boasting stainless steel appliances and modern upgrades. The layout includes three bedrooms on the main level, with the primary bedroom featuring a private bath, and another room that can double as an office with garage access. The finished basement adds a fourth bedroom and a brand-new bathroom adorned with exquisite tiling. It also provides additional living space suitable for a workout area, studio, or entertainment room—your choice. A separate storage room meets all your storage needs. The home includes a sizable two-car garage with extra storage space. All major systems have been updated within the last decade. Located conveniently close to shopping, dining, schools, and parks, this Arvada gem is ready for you to move in and enjoy.



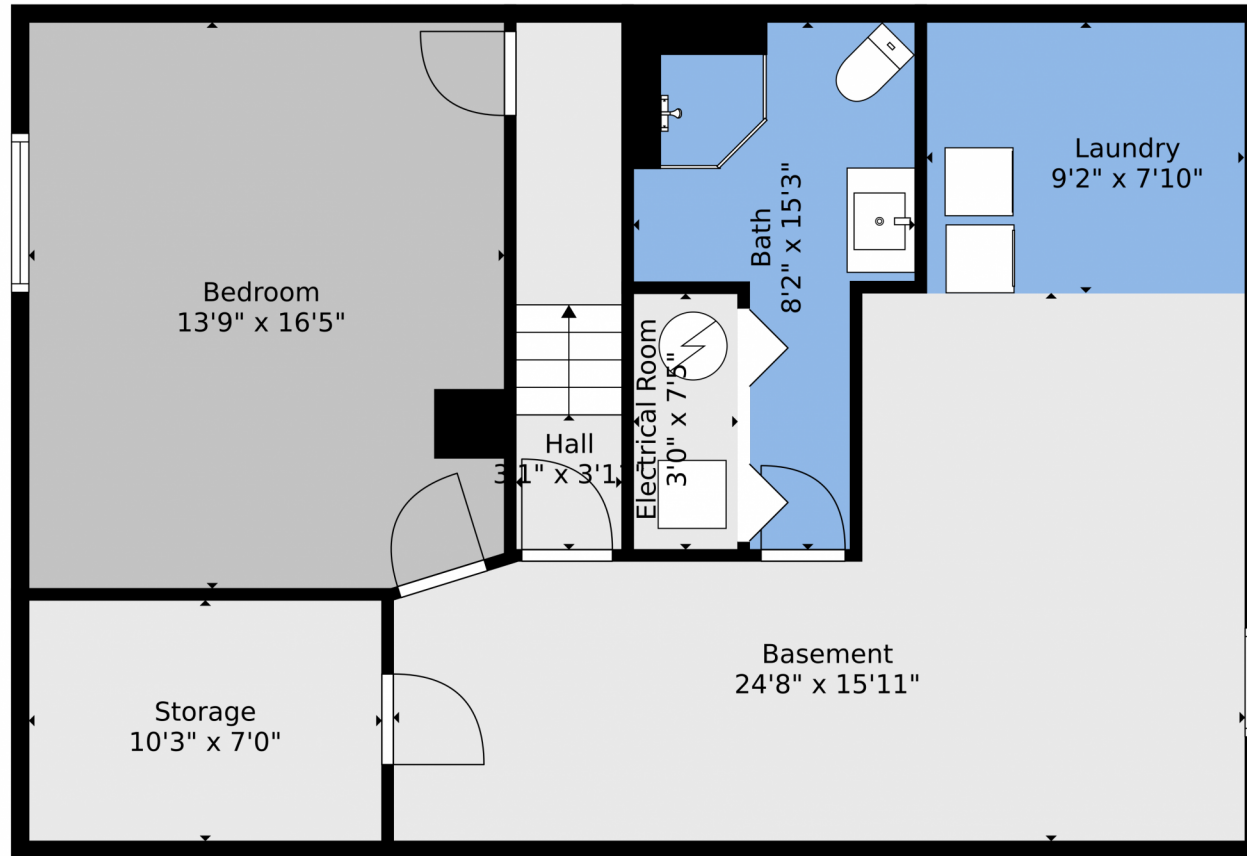
**Valerie Skorka Westmark**  
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## 7421 Harlan Way, Arvada, CO 80003 — Lower Level



**TOTAL: 1670 sq. ft**  
BELOW GROUND: 743 sq. ft, FLOOR 2: 927 sq. ft  
EXCLUDED AREAS: STORAGE: 71 sq. ft, ELECTRICAL ROOM: 22 sq. ft, GARAGE: 345 sq. ft,  
SHED: 100 sq. ft, PATIO: 39 sq. ft, COVERED PATIO: 348 sq. ft,  
PORCH: 145 sq. ft

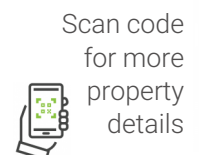
Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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



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# 7421 Harlan Way, Arvada, CO 80003 — Main Level



**TOTAL: 1670 sq. ft**  
BELOW GROUND: 743 sq. ft, FLOOR 2: 927 sq. ft  
EXCLUDED AREAS: STORAGE: 71 sq. ft, ELECTRICAL ROOM: 22 sq. ft, GARAGE: 345 sq. ft,  
SHED: 100 sq. ft, PATIO: 39 sq. ft, COVERED PATIO: 348 sq. ft,  
PORCH: 145 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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# 7421 Harlan Way, Arvada, CO 80003 — All Levels



**TOTAL: 1670 sq. ft**  
BELOW GROUND: 743 sq. ft, FLOOR 2: 927 sq. ft  
EXCLUDED AREAS: STORAGE: 71 sq. ft, ELECTRICAL ROOM: 22 sq. ft, GARAGE: 345 sq. ft,  
SHED: 100 sq. ft, PATIO: 39 sq. ft, COVERED PATIO: 348 sq. ft,  
PORCH: 145 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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