



8714 Deframe Ct.  
 Arvada, CO 80005  
 COMMUNITY: Whisper Creek

MLS # 8901058

PRICE

\$1,090,000



Single Family



3919 SQFT



3 Beds



2/1 Baths



3 Car



0.2 Acre

## PROPERTY DETAILS

Welcome home to one of Whisper Creek's finest homes. Stunning Ranch style home with main level living at its finest. As you enter you will immediately be drawn to the light, spacious & open floor plan. Private study with French doors, the perfect retreat. Hardwood floors in excellent condition lead you to the living space with amazing mountain views. The living room is cozy yet large enough to handle all of your entertaining needs. The kitchen features so many custom upgrades; oversized island, warming drawer, Kitchen Aid stand, glass block accents, under counter lighting, large pantry, Butler's pantry, abundant cabinets & more. Enjoy every moment on this level mesmerized by those views. Sunsets are vast & simply stunning on your private deck. Moving on to the primary bedroom that is large enough to handle all of your bedroom furniture & more. Extended living in this room with a possible reading nook & built-in bookcase. The primary bath is breathtaking with upgraded counters, cabinets, that include a countertop cabinet for hidden storage & features. Rare, double large walk-in closets that are sure to impress you. The lower level is a walk-out featuring a grand entertainment space with a bar, game room space or simply relax & enjoy. Two additional bedrooms in the basement share a three-quarter bath. Media room, bonus room, craft room, art room, Man cave, whatever you need, this bonus space featuring bamboo flooring will surely be enjoyed. The



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mechanical room is large enough for all of your storage needs. The refrigerator, freezer, cabinets & safe are all included. Walk-in storage & coat closet off of the garage is so convenient. Main level laundry room with cabinets & a utility sink. Oversized garage with a work bench, large enough for your truck! Exterior paint, July of 2023. The roof is 10 years old. The hot water heater, 7 years old. The HVAC system is on a schedule for maintenance & is excellent. The solar is owned & a cost saving bonus!



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# 8714 Deframe Ct., Arvada, CO 80005 – Main Level



**TOTAL: 3526 sq. ft**  
BELOW GROUND: 1561 sq. ft, FLOOR 2: 1965 sq. ft  
EXCLUDED AREAS: STORAGE: 38 sq. ft, BASEMENT: 294 sq. ft, PATIO: 236 sq. ft,  
GARAGE: 664 sq. ft, BALCONY: 211 sq. ft, PORCH: 219 sq. ft

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



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



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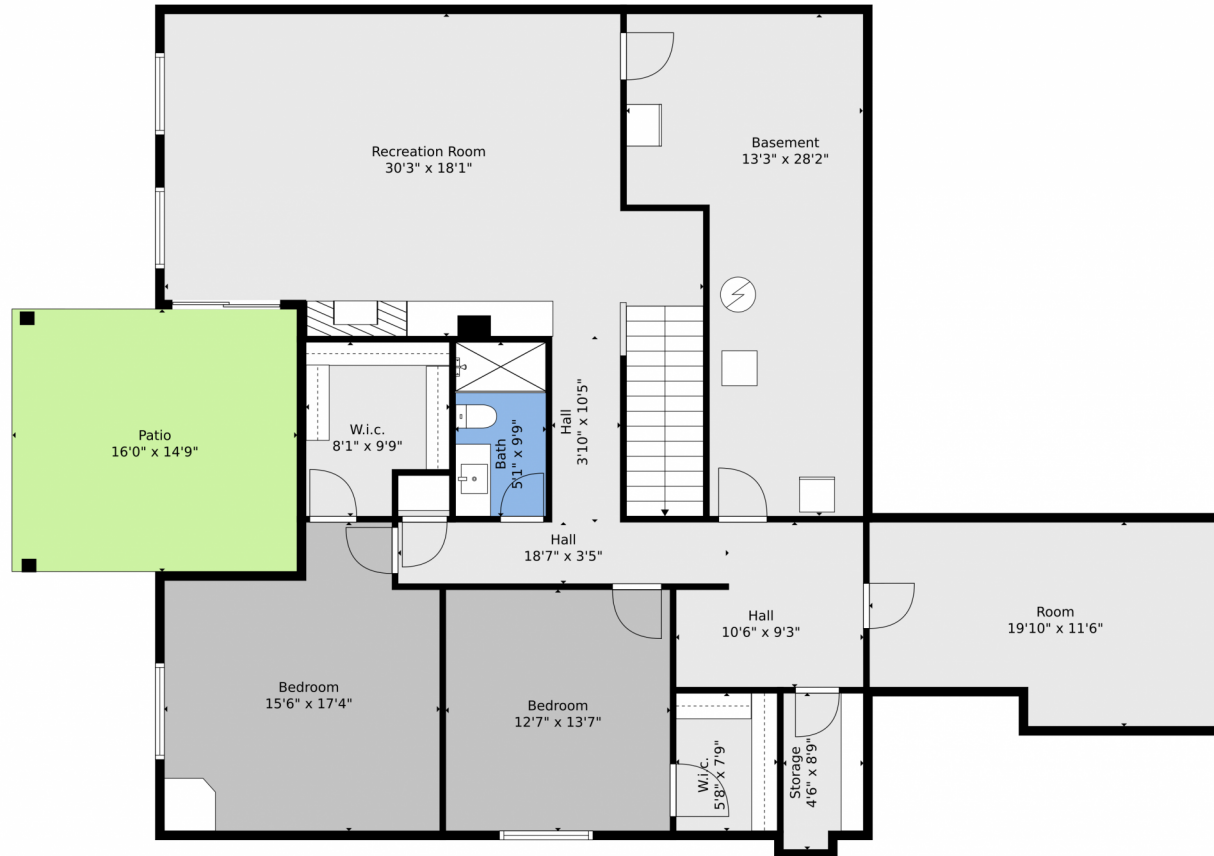


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# 8714 Deframe Ct., Arvada, CO 80005 – Lower Level



**TOTAL: 3526 sq. ft**  
BELOW GROUND: 1561 sq. ft, FLOOR 2: 1965 sq. ft  
EXCLUDED AREAS: STORAGE: 38 sq. ft, BASEMENT: 294 sq. ft, PATIO: 236 sq. ft,  
GARAGE: 664 sq. ft, BALCONY: 211 sq. ft, PORCH: 219 sq. ft

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# 8714 Deframe Ct., Arvada, CO 80005 – All Levels



**TOTAL: 3526 sq. ft**  
BELOW GROUND: 1561 sq. ft, FLOOR 2: 1965 sq. ft  
EXCLUDED AREAS: STORAGE: 38 sq. ft, BASEMENT: 294 sq. ft, PATIO: 236 sq. ft,  
GARAGE: 664 sq. ft, BALCONY: 211 sq. ft, PORCH: 219 sq. ft

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