



 Townhouse  850 SQFT  2 Beds  1/1 Baths  1 Car

## PROPERTY DETAILS

This townhome features a private fenced yard and an attached garage. Upstairs are two bedrooms and a full bathroom; the main floor has a half bath. The main bedroom includes a walk-in closet and new blinds. The kitchen boasts stainless steel appliances and an instahot tap. Updates include a new hot water heater, a newer furnace, fresh paint, and new light fixtures. The living room has vaulted ceilings and a wood-burning fireplace. The basement is ready for a third bedroom, with an egress window in place and plumbed-in stub for a bathroom. The washer and dryer are also on this level. The south-facing backyard is ideal for patio enjoyment. Located in a quiet community with easy access to shopping and dining.



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# 12924 West 64th Drive, Arvada, CO 80004 – All Levels

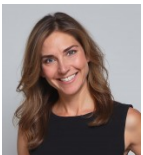


**TOTAL: 854 sq. ft**  
 BELOW GRADE: 0 sq. ft, FLOOR 2: 419 sq. ft, FLOOR 3: 435 sq. ft  
 EXCLUDED AREAS: BASEMENT: 306 sq. ft, HALL: 61 sq. ft, UTILITY: 52 sq. ft,  
 GARAGE: 194 sq. ft, PORCH: 13 sq. ft, PATIO: 166 sq. ft,  
 OPEN TO BELOW: 221 sq. ft, WALLS: 186 sq. ft

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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