

# Hamptons

INTERNATIONAL



**7313 W 60th Ave, Arvada, CO 80003**

**3 1/2 1 1/2**

**£530,000**

**(\$710,000)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Cooling: Central A/C**
- **Heating Type: Solar Power**
- **Views: Mountain**
- **Water: City Water**
- **Special Program: Global Luxury**

### Attributes

-  **Garage**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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## Description

Homestead Living Meets Olde Town Arvada Charm.. Dreaming of more space, a slower lifestyle, and the ability to grow your own food-without sacrificing walkability and community? This beautifully renovated Olde Town Arvada home blends modern comfort with urban homestead living on an incredible 17,000 sq ft lot. Recent improvements include new windows, added AC, new electrical panel, refreshed landscaping, \$5,000 in xeriscaping, and a protective Spray-Net roof treatment. Step inside and enjoy an open layout with 3 bedrooms plus additional laundry room/storage space. The spacious primary suite features a beautifully updated bath with double vanity and dual shower heads, while upstairs showcases warm cherry wood hardwood floors. The remodeled kitchen offers quartz countertops, gas stove, abundant cabinetry, and generous pantry space, flowing seamlessly into the dining, living, and backyard areas. Outside is where this property truly shines! Brew your own beer with THREE varieties of hops, grow vegetables in established garden beds, and enjoy fresh fruit from mature pear, peach, and plum trees. Relax on two patios-one covered and one perfect for soaking up the sunshine. Collect fresh eggs from the chicken coop and enjoy evenings outdoors by the treehouse. Direct access to Ralston Creek trails makes outdoor living part of everyday life. The attached garage adds incredible flexibility with vaulted ceilings, built-ins, its own bathroom, and workshop space. Additional upgrades include a new sewer line with drainage improvements, newer roof, water heater, and new concrete RV parking pad. All just minutes from Olde Town Arvada, local restaurants, breweries, coffee shops, and the beloved Farmers Market. This is more than a home-it's a lifestyle.

































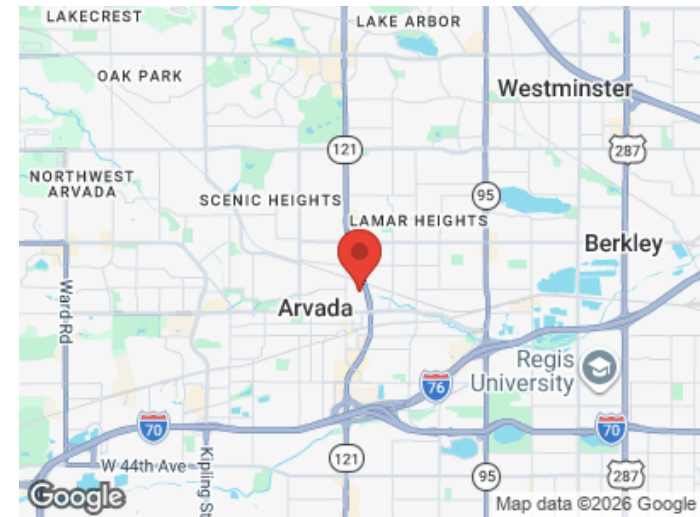
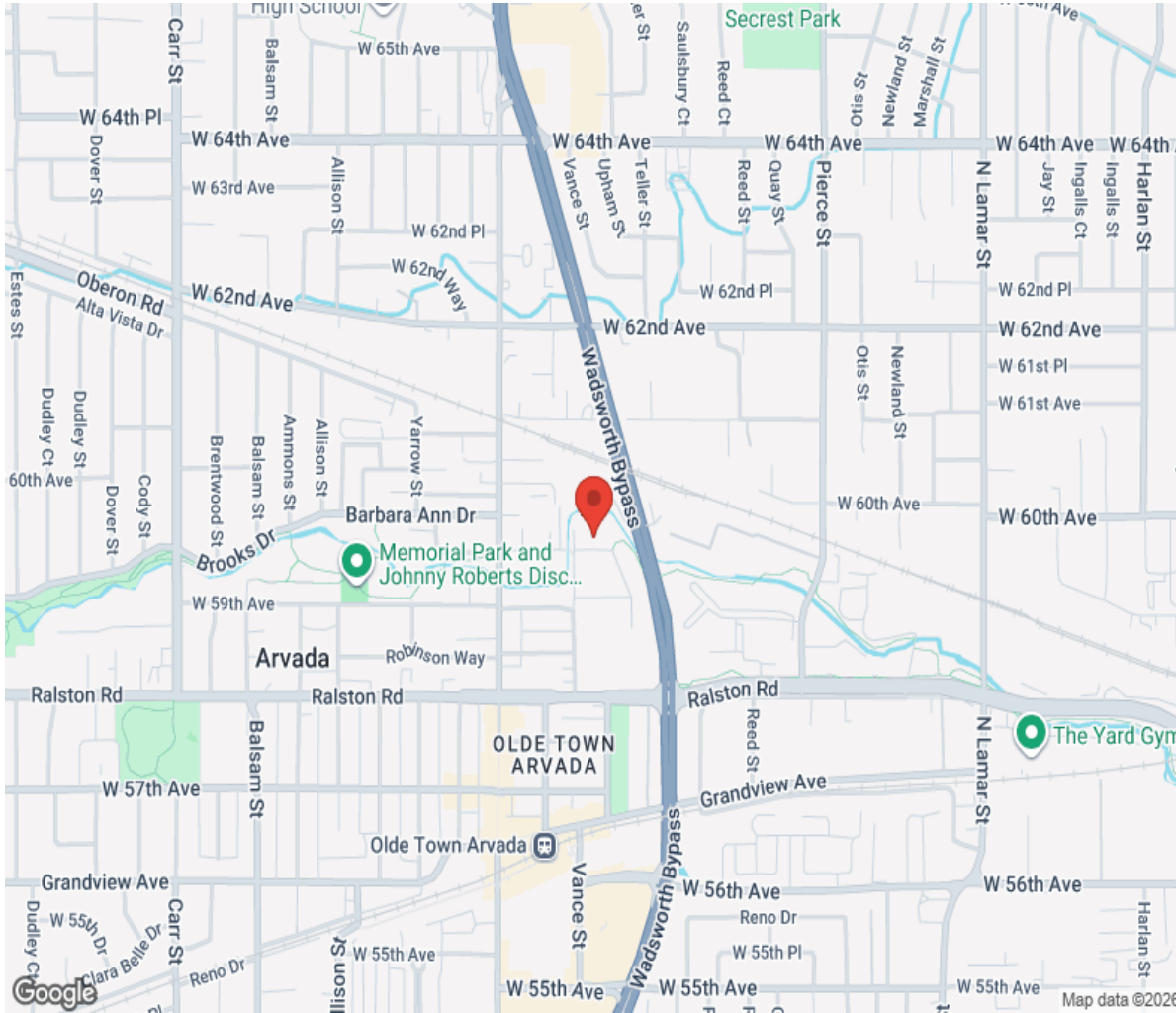








# Location



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