

# Hamptons

INTERNATIONAL

**5069 W 62nd Ave, Arvada, CO 80003**

**3 ½ 2 ½**

**£410,000**

**(\$539,000)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Fireplace Count: 1 Fireplace**
- **Cooling: Central A/C**
- **Heating Type: Forced Air**
- **Water: City Water**

### Attributes

 **Garage**

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**£410,000**  
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3  2 

## Description

Welcome to this beautifully maintained 3-bedroom, 2 bathroom home in a prime Arvada location. The charming curb appeal starts with a newly Xeriscaped front yard, new concrete driveway, and sidewalk -designed for low maintenance and reduced water costs. The south-facing driveway offers added convenience with some natural snowmelt during the winter months. The Main level has a living room, kitchen that seamlessly flows into the dining area and living spaces, making it perfect for gatherings. Stainless steel appliances are included. The dining room has French doors that open to the back deck, creating an inviting indoor-outdoor connection. Upper level you'll find the primary bedroom that has a private entrance to the bathroom, a full bathroom, and a secondary bedroom. The lower level features a family room with cozy gas fireplace, 3rd bedroom, and 2nd full-size bathroom. Additionally, the home features newer interior and exterior painting. Newer carpet. Plantation shutters throughout. Washer and dryer are included. New furnace and A/C in 2022. New roof in 2020. Fully fenced in back yard with 8 ft privacy fence on back side. 2-car garage with new garage door. Be sure to check out Tennyson Knolls Neighborhood Park, Jim Baker Reservoir, and the Clear Creek Valley Park amenities all within walking/biking distance. Just a few blocks from the Arvada Gold Strike Light Rail Station where you can go east to Denver or west to Olde Town Arvada where you can enjoy shops, fine dining, coffee shops, and breweries. Offering quick access to I76, I70, and Highway 36, this home is perfect for commuters heading to Boulder, Denver, mountains, and beyond. This Arvada gem is move-in ready and waiting for your personal touches.























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