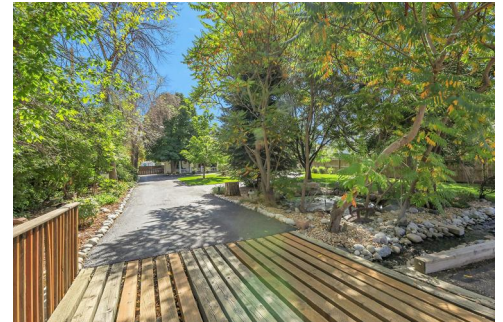




6480 West 60th Avenue  
Arvada, CO 80003  
COMMUNITY: Carson Farms

MLS # 9693554  
PRICE \$949,000

## Gearhead's Dream Property - Custom Garage, 1 Acre, ADU & Resort-Style Grounds



Single Family



1683 SQFT



3 Beds



3 Baths



3 Car



1.01 Acre

## PROPERTY DETAILS

Charming 2-Bedroom Home on Over an Acre

This one-of-a-kind property offers it all — a warm 2-bedroom, 1-bath home with hardwood floors, a custom oversized 3-car garage with lift, heat, A/C, and full bath, plus a one-bedroom ADU with kitchenette and bath. A second ADU space is utility-ready for future expansion. Outdoors, enjoy mature landscaping, koi pond, Juchem ditch, and multiple entertaining areas. Subdividable lot, tidy cellar, storage shed, and a prime location less than a mile from Olde Town Arvada with easy I-70 access make this home a rare find.



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Scan code  
for more  
property  
details



# 6480 West 60th Avenue, Arvada, CO 80003 — Main



**TOTAL: 1303 sq. ft**  
BELOW GRADE: 0 sq. ft, FLOOR 2: 1303 sq. ft  
EXCLUDED AREAS: CELLAR5: 55 sq. ft, CELLAR: 570 sq. ft, GARAGE: 1042 sq. ft,  
STORAGE: 367 sq. ft, ROOM: 65 sq. ft, COVER PATIO: 102 sq. ft,  
PATIO: 1008 sq. ft, COVERED PATIO: 90 sq. ft, PORCH: 162 sq. ft,  
WALLS: 295 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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