



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

MLS # 9693554
PRICE \$949,000

Charming Home with Custom Garage, ADU, and Resort-Style Grounds on Over An Acre



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.



Shelby Fifer
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6480 West 60th Avenue, Arvada, CO 80003 — Main



TOTAL: 1303 sq. ft
BELOW GRADE: 0 sq. ft, FLOOR 2: 1303 sq. ft
EXCLUDED AREAS: STORAGE: 544 sq. ft, BASEMENT: 448 sq. ft, GARAGE: 1042 sq. ft,
ROOM: 65 sq. ft, CARPORT: 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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