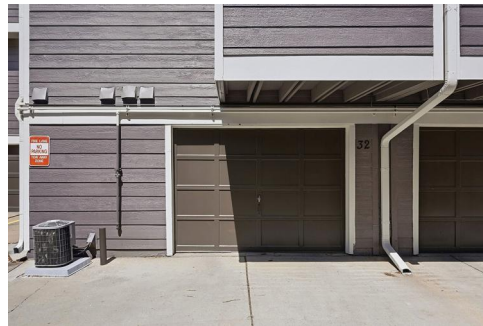




6855 W. 84th Way #32
 Arvada, CO 80003
 COMMUNITY: Lake Arbor Townhomes

PRICE \$330,000



Townhouse 1100 SQFT 2 Beds 1/1 Baths 1 Car

PROPERTY DETAILS

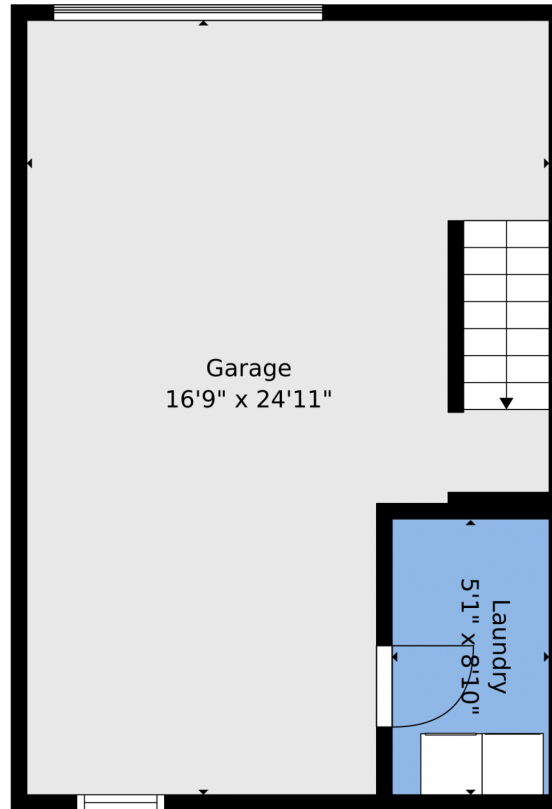
Sweet Lake Arbor townhouse with an oversized attached one car garage AND a designated off-street reserved parking space! Welcome home to your spacious townhouse with two upper-level oversized bedrooms with vaulted ceilings and double walk-in closets! Spacious full bath with two sinks! The main level is enhanced by a wood burning fireplace, a deck and an open kitchen with a convenient breakfast bar! Half bath for guests makes entertaining convenient. The lower-level garage has potential for a workshop, cabinets, shelving, your choice, and room to park, no storage issues here! Room for bikes, kayaks, motorcycle, you name it! How about a pool this summer? Tennis courts, community garden beds, beautiful grounds and walking areas. This West Arvada location cannot be beat with walking distance to parks, golf, pickleball shopping and restaurants. A short drive to Downtown Westminster to enjoy the Alamo, Sweet Bloom Coffee, Famille and Vato's Tacos + Tequila. Easy commute to Highway 36 to Boulder or Denver. Let's talk affordability to be a homeowner instead of rent in this fantastic location. The Seller is offering a one-year home warranty for your peace of mind AND there is an assumable FHA loan with a 5.625% interest rate. See me for the details! Investors: Looking for your next rental? This lower than most HOA fee covers a lot and offers so much to a potential tenant. Either way you look at it, this one makes sense!



Valerie Skorka Westmark
 303-981-0950
 valeriewestmark@gmail.com
<https://valerie-skorka.remax.com/>



6855 W. 84th Way #32, Arvada, CO 80003 – Lower Level



TOTAL: 898 sq. ft
Basement: 0 sq. ft, 1st floor: 418 sq. ft, 2nd floor: 480 sq. ft
EXCLUDED AREAS: LAUNDRY: 45 sq. ft, GARAGE: 366 sq. ft, BALCONY: 40 sq. ft,
WALLS: 100 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com
<https://valerie-skorka.remax.com/>





TOTAL: 898 sq. ft
Basement: 0 sq. ft, 1st floor: 418 sq. ft, 2nd floor: 480 sq. ft
EXCLUDED AREAS: LAUNDRY: 45 sq. ft, GARAGE: 366 sq. ft, BALCONY: 40 sq. ft,
WALLS: 100 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com
<https://valerie-skorka.remax.com/>



6855 W. 84th Way #32, Arvada, CO 80003 – 2nd Level



TOTAL: 898 sq. ft
Basement: 0 sq. ft, 1st floor: 418 sq. ft, 2nd floor: 480 sq. ft
EXCLUDED AREAS: LAUNDRY: 45 sq. ft, GARAGE: 366 sq. ft, BALCONY: 40 sq. ft,
WALLS: 100 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



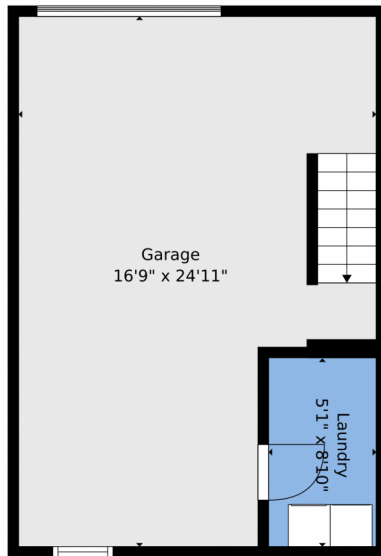
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com
<https://valerie-skorka.remax.com/>



6855 W. 84th Way #32, Arvada, CO 80003 – All Levels



Basement



1st Floor



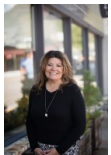
2nd Floor

TOTAL: 898 sq. ft
Basement: 0 sq. ft, 1st floor: 418 sq. ft, 2nd floor: 480 sq. ft
EXCLUDED AREAS: LAUNDRY: 45 sq. ft, GARAGE: 366 sq. ft, BALCONY: 40 sq. ft,
WALLS: 100 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Valerie Skorka Westmark
303-981-0950
valeriewestmark@gmail.com
<https://valerie-skorka.remax.com/>

