

**11712 W 71st Ave
Arvada, CO 80004**

County: **Jefferson**
 Locale: **Woodland Valley**
 Community:



MLS#: **3988582**
 List Date: **07/16/19**
 Status Conditions: **None Known**
 Has HOA: **No**
 INV Blackout Ends:
 Title Company: **Paramount Title**
 Financial Terms: **Cash, Conventional, FHA, USDA, VA, 4500,Paramount Title**
 Earnest \$:
 Seller Type: **Individual**
 Legal Desc: **SECTION 05 TOWNSHIP 03 RANGE 69 QTR NE SUBDIVISIONCD 851200 SUBDIVISIONNAME WOODLAND VALLEY FLG # 2 BLOCK 006 LOT 0008 SIZE: 7923 TRACT VALUE: .182**

Status: **Active**
 List Price: **\$399,900**
 Original Price: **\$399,900**
 Tax ID: **077924**
 Taxes: **\$2,397 (2018)**

Type: **Detached Single Family** Style: **Multi-Level**
 Architecture: Year Built: **1969**
 Heat Fuel: **Gas**
 Heat Type: **Forced Air**
 Cooling: **Air Conditioning-Central**
 Construction: **Frame**
 Exterior: **Brick, Vinyl Siding**
 Roofing: **Architectural Shingles**

Recent: **07/16/2019 : NEW**

Total Beds:	3	Upper Sqft:	725	PSF Above Grade:	\$275.41
Total Baths:	2	Main Sqft:	727	PSF Total:	\$197.29
Full Baths:	1	Lower Sqft:		PSF Finished:	\$275.41
3/4 Baths:	1	Above Grade:	1,452	PSF Finished All:	\$275.41
Half Baths:	0	Basement Sqft:	575	Bsmt Type:	Partial, Cellar
1/4 Baths:	0	Total Sqft:	2,027	Subfloor/Foundation Type:	Concrete Wall
Rough-in:	No	Finished Sqft:	1,452	Bsmt Finished:	No
		Other Finished Sqft:		% Fully Finished:	
		Measurement From:	County Records	Bsmt Ceiling Height:	8
				Date Measured:	07/11/2019

School District: **Jefferson County R-1** Jr High/Middle: **Oberon**
 Elementary: **Fremont** Sr High: **Arvada West**
 School of Choice: **Yes**

Appliances:
 Flooring:
 Interior Features:
 Fireplaces: **1, Location(s): Basement, Type(s): Wood**
 Exclusions: **All sellers personal property, freezer in garage.**

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	3	2	Bathroom (3/4)		Upper	
Main	0	0	Bathroom (Full)		Upper	
Lower	0	0	Bedroom	10' x 13'	Upper	
Bsmt	0	0	Bedroom	11' x 11'6"	Upper	
			Master Bedroom	10'6" x 14'8"	Upper	Attached bathroom!!
			Dining Room	8'6" x 10'	Main	
			Kitchen		Main	

Lot Size: **7,923** Walk Score: **16** Electricity: **Yes**
 Acres: **0.18** Lot #: Electricity Service: **220V**
 Incorporated: Land MLS #: Faces: **North**
 Zoning: **R-L** Primary Road: **Paved Road**
 Water Sources: **Public**
 Sewer: **Public**
 Gas: **Yes**
 Gas Type: **Natural Gas**
 Other Available Utilities: **Cable TV, Internet Access (Wired), Telephone**
 Accessed By: **Public Road**
 Access Maintained By: **City**
 Site Topography:
 Exterior Features: **Covered Deck, Fence, Garden Area, Gutters, Maintenance Free Exterior, Sprinkler System, Utility Shed, Yard**
 Distance To: **Bus: 0.75Miles** Light Rail: Other:

Parking & Vehicle Information

Total Spaces:	7	Amps Available:	Features: Driveway-Concrete
<u>Type</u>	<u># Spaces</u>	<u>Dimensions</u>	<u>Features</u>
Off-Street	3		
Recreational Vehicle	2	50' x 11'	
Garage (Attached)	2	22' x 21'	oversized deep

Green Features & Certifications

Solar PV: Addendum Uploaded: **No**
 Well Type: Permitted Well Uses:
 Well Depth: Water Tap Paid: **Yes**
 Issued Well Permit #'s:

Farm & Ranch

Acres Cultivated: Acres Crops: Acres Pasture:
 Acres Irrigated: Acres Leased:

Irrigation Type:
Possible Use:
Survey:
Fencing:
Features:

Multiple HOA's:		<u>HOA/Mgmt Company 2</u>	<u>HOA/Mgmt Company 3</u>
Annual Total	0.00	0.00	0.00
Total Annual HOA Fees	0.00		

Partial Owner Type: **Not Applicable** Available Week(s):

Public Remarks

Well loved home that raised a family with lots of memories here! Kids are grown, time to downsize and let the next family start here! Wonderful covered deck and back yard, plenty of room to entertain and play here! Master bedroom has attached bath! Nice sized 2 car garage with giant 11'x 50' RV parking!! Updated windows, Central air, washer and dryer stay! New roof and gutters in 2011. Come see all that Arvada has to offer! Minutes to Apex Rec center.

Broker Remarks

Sewer line in street is being replaced by city of Arvada, showings may be difficult with street closures and detours. Please try your best to get in!! Sellers are actively looking for a replacement property but will most likely require a post closing occupancy agreement.

Directions

From 64th and Simms head North on Simms to 71st, Left on 71st. Home will be on your left.

Listing Agent/Office

Name: [Michael Blessinger](#)
Office Name: [CORNERSTONE REALTY INC](#)
Office Phone: **303-987-8812**
Email: realtormikecolo@gmail.com
Phone: **303-903-3326**
Mobile: **303-903-3326**
Agent Fax:
Office Fax:



Buyers Agency: **2.5%**
Transaction Broker: **2.5%**
Variable Comm: **No**
Listing Contract: **Exclusive Right**
Additional Info:

Possession: **Post closing occupancy agreement required**
Submitted Prospect: **No**
Expiration Date: **12/31/2019**

Showing Phone: **303-399-9930**
Showing Email: realtormikecolo@gmail.com
Showing Notes: **1 hour notice required, do not lock deadbolt.**
No Show Until:



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