

**Terrace
TownHome
Communities**

\$556,450

12301 W 58th Court

Arvada CO 80004

1560 sqft-3 Beds-2.5 Baths

MOVE IN READY PATIO TOWNHOMES May 2026!

Our Featured Home of the Week qualifies for an exclusive 3-2-1 Rate Buydown—designed to ease you into homeownership with lower payments now and FIXED rate protection later. Refinance later at a discount.

For today's rate go to: https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615

or scan the code image below.

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Check out how much you save with a start rate of 3.75%

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.75%	\$2,061.61	\$825.69	12	\$9,908.33
4.75%	\$2,232.17	\$565.13	12	\$6,781.61
5.75%	\$2,597.83	\$289.47	12	\$3,473.60

Assumes a 20% down conventional loan amount of \$445,160 with a 780 credit score

Example on 05-08-2026 Rates Subject to Change

Total Temporary Buydown Savings & Cost to Seller: \$20,163.

Total PITI payment including est. taxes and insurance

**Builder pays 1st
year of HOA
fees**

Year 1 \$2,486

Year 2 \$2,747

Year 3 \$3,022



Listing Broker: Lance Chayet MRE, CRS Phone: (303) 589-9000

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Listing Office: HANOVER REALTY Phone: (303) 399-9000