

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?](https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615)

[utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615](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.

Check out how much you save with a start rate of 3.875%.

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.875%	\$2,093.31	\$831.08	12	\$9,972.92
4.875%	\$2,355.82	\$568.56	12	\$6,822.73
5.875%	\$2,633.39	\$291.09	12	\$3,493.14

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

Example on 05-22-2026 Rates Subject to Change

Total Temporary Buydown Savings & Cost to Seller: \$20,288.

Total PITI payment including est. taxes and insurance

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

**Year 1 \$2,517
Year 2 \$2,779
Year 3 \$3,057**



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

Email: Coloradoexpert@gmail.com Hot Line (303) 760-9000

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