

**\$599,950**

**Active**

**12339 W 58th Court**

**Arvada, CO 80004 - Lot 2**

**1560 sqft|3 beds|2.5 baths**



**MOVE IN READY PATIO HOMES JULY 2025!**

**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 rate  
protection later:**

**Check out how much you save with a start rate of 3.74%**

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.74%	2220.23	889.85	12	10678.19
4.74%	2501.01	609.07	12	7308.79
5.74%	2798.1	311.98	12	3743.76

**Assumes a 20% down conventional loan amount of \$480,000 with a 740 credit score**

**Total PITI payment including est. taxes and insurance**

**Builder pays 1<sup>st</sup>  
year of HOA  
fees**

**Year 1 \$2695.23**

**Year 2 \$2976.01**

**Year 3 \$3273.10**

**Listing Agent: Lance Chayet (#315761), Phone: (303) 399-9000,**

**Email: Colorado@Realtor.com**

**Listing Office: HANOVER REALTY (#O9872)**