



\$567,950

12339 W 58th Court

Arvada CO 80004

1560 sqft-3 Beds-2.5 Baths



MOVE IN READY PATIO TOWNHOMES August 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 FIXED rate protection later. Refinance later at a discount.

For today's rate go to: www.dyanettmortgageos.my.canva.site/hillcrest-terrace or scan the code image below.

Check out how much you save with a start rate of 3.825%

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.825%	\$2,123.60	\$846.06	12	\$10,152.75
4.825%	\$2,390.74	\$578.92	12	\$6,947.01
5.825%	\$2,673.21	\$296.45	12	\$3,557.38

Assumes a 20% down conventional loan amount of \$454,360 with a 740 credit score
Example on 8.07.25

Total Temporary Buydown Savings & Cost to Seller: \$20,657.14

Total PITI payment including est. taxes and insurance

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

Year 1 \$2,598.60

Year 2 \$2,865.74

Year 3 \$3,148.21



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