



Terrace  
TownHome  
Communities

**\$537,950**

**12339 W 58<sup>th</sup> 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](http://www.dyanettmortgageos.my.canva.site/hillcrest-terrace) or scan the code image below.

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

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.875%	\$2,023.71	\$803.45	12	\$9,641.36
4.875%	\$2,277.50	\$549.66	12	\$6,595.90
5.875%	\$2,545.74	\$281.42	12	\$3,377.00

**Assumes a 20% down conventional loan amount of \$430,360 with a 740 credit score**  
Example on 8.21.25

**Total Temporary Buydown Savings & Cost to Seller: \$19,614.26**

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

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

**Year 1 \$2,495.71**

**Year 2 \$2,752.50**

**Year 3 \$3,020.74**



**Listing Broker: Lance Chayet MRE, CRS Phone: (303) 589-9000**  
**Email: [Colorado@Realtor.com](mailto:Colorado@Realtor.com) Hot Line (303) 760-9000**  
**Listing Office: HANOVER REALTY Phone: (303) 399-9000**