



Terrace
TownHome
Communities

\$537,950

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 3.75%

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.75%	\$1,993.06	\$798.24	12	\$9,578.91
4.75%	\$2,244.96	\$546.35	12	\$6,556.14
5.75%	\$2,511.74	\$279.84	12	\$3,358.11

Assumes a 20% down conventional loan amount of \$430,360 with a 740 credit score
Example on 8.28.25

Total Temporary Buydown Savings & Cost to Seller: \$19,493.17

Total PITI payment including est. taxes and insurance



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

Year 1 \$2,468.06

Year 2 \$2,719.96

Year 3 \$2,986.74



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