

Terrace
TownHome
Communities

\$537,950

12339 W 58th Court

Arvada CO 80004

1560 sqft-3 Beds-2.5 Baths

MOVE IN READY PATIO TOWNHOMES September 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 3.625%

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.625%	\$1,962.66	\$792.98	12	\$9,515.76
4.625%	\$2,212.65	\$542.99	12	\$6,515.90
5.625%	\$2,477.39	\$278.25	12	\$3,338.97

Assumes a 20% down conventional loan amount of \$430,360 with a 740 credit score
Example on 9.18.25

Total Temporary Buydown Savings & Cost to Seller: \$19370.62

Total PITI payment including est. taxes and insurance

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

Year 1 \$2,437.66

Year 2 \$2,687.65

Year 3 \$2,952.39



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