



Terrace
TownHome
Communities

\$532,950

12339 W 58th Court

Arvada CO 80004

1560 sqft-3 Beds-2.5 Baths

MOVE IN READY PATIO TOWNHOMES October 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: [https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?](https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615)

[utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615](https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=hfOeO8e4615)

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%	\$1944.42	\$785.61	12	\$9,427.31
4.625%	\$2,192.09	\$537.94	12	\$6,455.33
5.625%	\$2,454.37	\$275.66	12	\$3,307.93

Assumes a 20% down conventional loan amount of \$426,360 with a 740 credit score

Example on 10.09.25

Total Temporary Buydown Savings & Cost to Seller: \$19190.58

Total PITI payment including est. taxes and insurance

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

Year 1 \$2,419.42

Year 2 \$2,667.09

Year 3 \$2,929.37



Listing Broker: Lance Chayet MRE, CRS Phone: (303) 589-9000

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