

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 3.375%

Interest Rate	Monthly Payment	Monthly Savings	Payments	Annual Savings
3.375%	\$1768.38	\$727.09	12	\$8,725.14
4.375%	\$1,997.14	\$498.34	12	\$5,980.06
5.375%	\$2,239.88	\$255.59	12	\$3,067.14

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

Example on 10.17.25

Total Temporary Buydown Savings & Cost to Seller: \$17,772.34

Total PITI payment including est. taxes and insurance

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

Year 1 \$2,243.38

Year 2 \$2,472.14

Year 3 \$2,714.88



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

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