

Terrace
TownHome
Communities

\$522,950

12339 W 58th Court

Arvada CO 80004

1560 sqft-3 Beds-2.5 Baths

MOVE IN READY PATIO TOWNHOMES February 2026!

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.%	\$1,849.55	\$760.47	12	\$9,125.62
4.375%	\$2,088.81	\$521.21	12	\$6,254.55
5.375%	\$2,342.70	\$267.33	12	\$3,207.09

Assumes a 20% down conventional loan amount of \$418,360 with a 780 credit score

Example on 01-29-2026 Rates Subject to Change

Total Temporary Buydown Savings & Cost to Seller: \$20,000.

Total PITI payment including est. taxes and insurance

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

Year 1 \$2,274

Year 2 \$2,512

Year 3 \$2,768



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

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