

Terrace  
TownHome  
Communities

**\$522,950**

**12339 W 58<sup>th</sup> 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/EjEQFIQtDt6eW1Dwo93PAQ/view?utm\\_content=DAGmyrqdzBQ&utm\\_campaign=designshare&utm\\_medium=link2&utm\\_source=uniquelinks&utllid=hfOeO8e4615](https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eW1Dwo93PAQ/view?utm_content=DAGmyrqdzBQ&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utllid=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 02-12-2026 Rates Subject to Change

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

**Total PITI payment including est. taxes and insurance**

**Builder pays 1<sup>st</sup>  
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**

**Email: [Colorado@Realtor.com](mailto:Colorado@Realtor.com) Hot Line (303) 760-9000**

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