

Terrace  
TownHome  
Communities

**\$549,950**

**12341 W 58<sup>th</sup> Court  
Arvada CO 80004**

**1560 sqft-3 Beds-2.5 Baths**

**3.5%**

**Down Payment**

**MOVE IN READY PATIO TOWNHOMES February 2026!**

**Our Featured Home of the Week qualifies for an exclusive  
Builder Rate permanent Buydown –designed to make  
homeownership affordable with lower down payments and  
FIXED rate!**

For today's rate go to: [https://www.canva.com/design/DAGmyrqdzBQ/EjEQFIQtDt6eWIDwo93PAQ/view?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.

**Rate at 4.5% 30 Year Fixed  
Only \$19,249 Down Payment**

**Assumes a 3.5% down FHA loan amount of \$530,701 with a 780 credit score**

Example on 02-27-2026 Rates Subject to Change

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

**Builder pays 1<sup>st</sup>  
year of HOA  
fees**

**Total PITI Payment  
with HOA  
\$3,563**



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