



Vernon R.E. Jones
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 "Real Estate is my middle name..."

Full Property View

9605 W 56th Place, Arvada, CO 80002

\$499,900 - Active



Listing ID: **5741612** MLS Status: **Active**
 List Price: **\$499,900** Original List Price: **\$499,900**
 Property Type: **Residential** Structure Type: **House**
 Property Subtype: **Single Family Residence**
 Levels: **One** Basement: **Yes**
 County: **Jefferson** Year Built: **1955**
 Subdivision Name: **Highland Homes**
 Listing Contract Date: **07/14/2020** Spec. Listing Cond: **None Known**
 Association: **N** Multiple: **Cov/Rest: N** Assoc Fee Tot Annl: **\$0**
 Tax Annual Amt: **\$2,480** Tax Year: **2019**
 Tax Legal Desc: **SECTION 10 TOWNSHIP 03 RANGE 69 SUBDIVISIONCD 343400 SUBDIVISIONNAME HIGHLAND HOMES BLOCK LOT 0123 SIZE: 7775 TRACT VALUE: .178**

Recent: **07/14/2020 : NEW**

Interior Area & SqFt

Building Area Total (SqFt Total): **1,700** Living Area (SqFt Finished): **1,600** Area Source: **Public Records**
 Above Grade Finished Area: **850**
 Below Grade Total Area: **850** Below Grade Finished Area: **750** Below Grade Unfinished Area: **100**
 PSF Total: **\$294** PSF Above Grade: **\$588** PSF Finished: **\$312**
 Basement: **Finished, Full, Walk-Out Access** Bsmnt Ceiling Ht:
 Foundation: Fireplace:
 Heating: **Forced Air**
 Cooling: **Central Air** HVAC Description:
 Interior Features: **Eat-in Kitchen, Granite Counters, Open Floorplan, Utility Sink**
 Security Features: **Carbon Monoxide Detector(s), Smoke Detector(s)** Flooring: **Carpet, Stone, Tile, Wood**
 Window Features: **Double Pane Windows** Spa Features:
 Appliances: **Dishwasher, Disposal, Gas Water Heater, Oven, Refrigerator**
 Exclusions: **STAGING EFFECTS.**

Bed & Bath Summary

Bedrooms Total:	4	Bathrooms Total:	2	<u>Bathrooms</u>	
Upper Level Bedrooms:	0	Upper Level Bathrooms:	0	Full:	1
Main Level Bedrooms:	2	Main Level Bathrooms:	1	Three Quarter:	1
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	0
Basement Level Bedrooms:	2	Basement Level Bathrooms:	1	One Quarter:	0

Detailed Room Info

<u>Room Type</u>	<u>Rm Level</u>	<u>Dimensions</u>	<u>Description</u>
Kitchen	Main		
Bathroom (Full)	Main		
Living Room	Main		
Bedroom	Main		
Bedroom	Main		
Bedroom	Basement		
Bedroom	Basement		
Bathroom (3/4)	Basement		
Family Room	Basement		
Laundry	Basement		

Parking

Parking Total: **3** Garage Spaces: **2** Offstreet Spaces: **0**
 Carport Spaces: **0** Reserved Spaces: **0** RV Spaces: **1**
Parking Type # of Spaces Parking Length Parking Width Parking Description
Recreational Vehicle **1**
Garage (Detached) **2**
 Parking Features: **Concrete**

Site & Location Information

Lot Size: **0.18 Acres / 7,775 SqFt** Fencing:
 Current Use:
 Lot Features: **Corner Lot, Sloped**
 Road Surf/Front: **Paved/Public Road**
 Road Responsibility: **Public Maintained Road**
 Elementary School: **Arvada K-8 / Jefferson County R-1**
 Middle/Junior Sch: **Arvada K-8 / Jefferson County R-1**
 High School: **Arvada / Jefferson County R-1**
 School of Choice:
 Bldg/Complex Name:
 Parcel Number: **008277** [View Walk, Bike, & Transit Scores](#)
 Walk Score: **62**

Building Information

Architectural Style: **Traditional**
 Entry Level/Loc: Common Walls: **No Common** Unit Count:

Direction Faces: **Walls**
Construction Materials: **Brick** View: **Mountain(s)**
Roof: **Architectural Shingles** Exterior Features: **Balcony, Private Yard**
Property Condition: **Updated/Remodeled** Builder Name: Builder Model:
Patio/Porch Feat: **Deck** Pool Features:

Water & Utilities

Water Included: **No** Water Source: **Public** Sewer: **Public Sewer**
Utilities: **Cable Available, Electricity Connected, Natural Gas** Electric: **110V, 220 Volts**
Connected

Public Remarks

This is a property ready for your particular buyer. New Kitchen with new granite counters, new stainless steel appliances, new flooring, new cabinets. New paint and most windows are new, New bath with paint, lighting, vanities, floor tile, bath & shower surround. New Roof, furnace, hot water heater, and central a/c to keep you cool during the dog days of summer. Nice deck with views galore off of kitchen. Hardwoods floors on main level with new carpet in basement that has 2 bedrooms and family room with laundry and walk-out. Generous corner lot. Structural repairs completed and signed off by structural engineer. Massive 2 1/2 car garage that has space for a workshop for the DIY homeowners with new roof. Massive corner lot. Minutes to Old Town Arvada with shopping and eateries. Agent owned.

Directions

Independence to 56th pl. Property on corner.

Confidential Information

Private Remarks: **Do not leave card. Respond to email feedback. Showing times 8am-8pm all days/1-hour window. Do not go in when property is being shown, wait for others to exit. Practice social distancing and face coverings. Selling broker and buyer bear all responsibility for covid-19 risks.**

Buyer Agency Comp: **2.8%** Dual Variable: **No** Submitted Prop: **Yes**
Transaction Broker Comp: **2.8%** Possession: **Negotiable**
Contract Earnest Check To: **HERITAGE TITLE** Listing Terms: **Cash, Conventional, FHA, VA Loan**
Contract Min Earnest: **\$5,000** Ownership: **Agent Owner**
Title Company: **HERITAGE TITLE** Docs Available: **Engineering, Lead Based** Home Warranty:
Investor Blackout End Date: **Paint**
Expiration Date: **11/16/2020**

Showing Information

Showing Contact Phone: **303-573-7469** Show Email: No Showings Until: **07/13/20**
Showing Instructions: **Property is vacant. Selling broker & buyer are responsible for following CDC guidelines for social distancing, face coverings, and hand washing upon entering/exiting the home and bear all responsibility.**
Occupant Type: **Vacant**

List Agent

List Agent: [Vernon R.E. Jones](#)
List Agent ID: **315782**



Phone: **303-359-8218**
Mobile: **303-359-8218**
Office: **303-750-4186**

List Office: [Jones Homes L.L.C.](#)

Email: vernon@joneshomesonline.com List Office ID: **07391**



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