



### Price Reduced!

12315 W 54th Dr , Arvada CO 80002

MLS:9073402    PRICE:\$1,295,000.00

**Bedrooms:** 4  
**Full Baths:** 19  
**HOA:** yes  
**Parking:** 4 Cars  
**Floors:** 3

**Subdivision:** Rainbow Ridge  
**Year Built:** 1982  
**Lot Size:** 0.38  
**Sqft:** 4668

#### PROPERTY FEATURES:

- Central A/C
- Tile floor
- Office/Den
- Dishwasher
- Washer
- Balcony, Deck, or Patio
- Central heat
- Family room
- Dining room
- Stove/Oven
- Dryer
- Yard
- Fireplace
- Living room
- Breakfast nook
- Basement
- Laundry area - inside

#### OTHER FEATURES:

- Spacious Unfinished Basement
- Many Special Features
- Extremely Well- Kept

#### PROPERTY DESCRIPTION:

Price Reduction on this well-kept & gorgeous home in Rainbow Ridge. Spacious Rooms. Numerous Special Features make this home unique from the pass through window, dumb waiter, circular drive, central vacuum, owned security system & safe bolted in basement. Lots of outdoor space with a beautiful gazebo for enjoying the seasonal Colorado weather.

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