

"Pre-Listing" Open House – Sunday 1 to 4 PM



8721 West 79th Avenue, Arvada CO 80005

OUR TOP-TO-BOTTOM RENOVATION IS ALMOST FINISHED! WHAT'S NEW? ALMOST EVERYTHING!

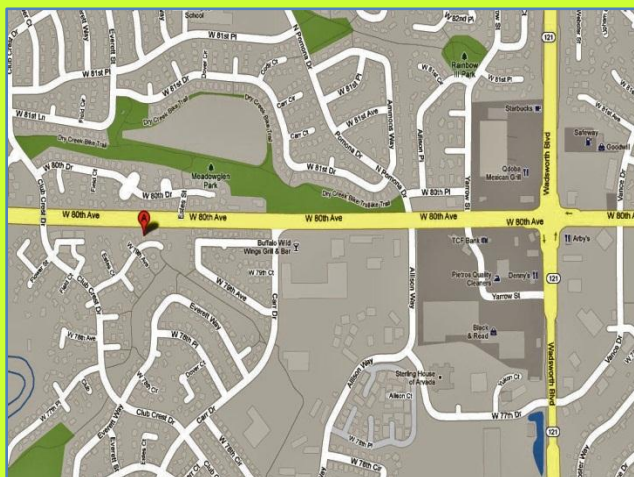
- Top-line stainless Frigidaire Gallery five-appliance set: range, fridge, stove, hood, dishwasher
- Aristocraft birchwood kitchen cabinets
- Incredible, elegant GraniCrete countertops!
- Brazilian cherry Home Legend 7 mm laminate flooring, moisture barrier, acoustic underlay
- NEW StainMaster cut-pile carpet, 8-pound pad
- All sinks, faucets, tubs, shut-off valves are NEW
- NEW dual-flush toilets, upgraded plumbing
- Upgraded electrical, NEW outlets and switches!
- NEW top-grade Kwal paint inside and exterior
- NEW six-panel doors, hardware, locksets
- NEW Goodman central A/C
- NEW high-efficiency Ducane furnace with infinitely variable blower
- All appliances are ready for warranty registration by the new owner
- NEW gutters, exterior, paint, 40-year shingle roof
- HUGE Lot - 11,684 sq. feet, over a quarter acre!
- Maintenance-free rock-garden front yard
- Fully fenced back yard and a concrete-surface basketball court with regulation goal and net!
- Near bike/hike trails and permanent open space

*Take a video walk-through at Denverhousepros.yourkwagent.com.
Click on "Featured Property."*

Amazing Renovation! 3 BR - 2 BA 2,174 square feet on a 1/4 acre lot!

This showcase remodel is ideal in size and proportions. Classic Crestmoor Homes design is modernized with two full baths. Remodeled master suite: efficient layout with new tub, custom tile work, dual sinks, walk-in closet. Spectacular GraniCrete counters throughout!

**See it before it hits the MLS —
two days earlier, priced \$5,000 lower!
See the terms below.**



From Wadsworth Blvd., go west on 80th Avenue, south on Club Crest Drive, and east on 79th Avenue.

Terms: Our "pre-listing" offer price of \$305,000 includes the following terms: 1) No buyer's broker co-op commission is offered. Buyer and seller agree to representation by a single transaction broker. 2) Buyer must pre-qualify for financing before offer acceptance. 3) Contract must be mutually signed before February 20, 2013.

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