



# OPEN HOUSE

- 4 beds
- 2 baths
- 2,286 sqft

## \$385,000

**7465 Kendall St | Arvada, CO 80003**

### Welcome home!

Located in a quiet neighborhood and street, this 4bd/2ba home in Arvada has been updated and is turn-key ready!. Inside and outside has been freshly painted. Open main level with lovely up-dated kitchen features new cabinets, granite counter with stainless steel appliances. New carpet and flooring throughout the house. Updated bathrooms with new tile, flooring, lighting, and vanities. The furnace is newer, roof has been certified, and storage shed in back. Convenient location minutes from Historic Olde Town Arvada and soon to be RTD Gold line! Close to schools, neighborhood parks, bike paths, shopping and restaurants at 80th and Wadsworth.



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## FINANCE OPTIONS FOR THIS HOME

(Based on \$385,000 Purchase Price)

	FHA 3.5% Down	FHA w/ CHFA down payment assistance	Conventional – Home Ready 5% Down
Loan Term (Years)	30	30	30
Purchase Price	\$385,000	\$385,000	\$385,000
Down Payment	\$13,475	\$1,000	\$19,250
Interest Rate	4.375%	5.125%	4.625%
Annual Percentage Rate (APR)	5.935%	6.795%	5.077%
Estimated Monthly Payment*	\$2,373	\$2,544	\$2,246

\*Estimated monthly mortgage payments reflect estimated Principal & Interest amounts rounded to the nearest dollar amount and do not include insurance, taxes, or other possible fees.

To Get Pre-Approved



CALL **303 • 669 • 8454**