

\$775,000 - 12292 W 65th Avenue, Arvada

MLS® #4024403 Listing Office: Good Neighbor LLC

\$775,000

5 Bedroom, 3.00 Bathroom, 1,469 sqft
Residential on 0 Acres

Woodland Hills, Arvada, CO

Turnkey STR with Storybook Charm & Serious Income - Welcome to Mid Summer Night's Dream, a fully operational and beautifully curated short-term rental that blends effortless ownership with enchanting guest appeal. This 5-bedroom, 3-bathroom home sleeps up to 16 and has consistently delivered outstanding returns grossing over \$120,000/year with a 4.85 Airbnb rating and 72 glowing reviews.

Located just 14 miles from Downtown Denver, 12 miles from Red Rocks, and 19 miles from Boulder, this home draws a steady stream of vacationers, concertgoers, and family groups year-round. Every inch has been thoughtfully upgraded to support high-volume bookings and smooth management including a new AC, furnace, water heater, and fully fenced yard, low-maintenance landscaping. The current owner has invested in systems and design that cater specifically to short-term rental success, including a partitioned owners closet, dual stackable washer and dryers in the laundry area, plus an additional dryer in the garage for fast and efficient turnover. Smart home features include a security system, smart lock, noise monitoring devices, and WiFi-enabled thermostats for remote management.

Guests return again and again for the home's immersive experience including a dreamy backyard with a bubbling hot tub, gas fire pit, swinging chairs, hammock, bistro lights, and a



spacious outdoor dining area perfect for evening gatherings. Inside, theyâ€™ll find a fully stocked kitchen, cozy spaces, a dedicated game room, and a basement theater with an 85â€• TV for movie nights.

Professionally decorated and well maintained, this home comes fully furnished with a cohesive, storybook theme that sets it apart from cookie-cutter rentals. Whether you're looking for a high-performing investment or a dual-purpose second home, Mid Summer Nightâ€™s Dream is ready to deliver.

Financials available upon request. Step into instant cash flow and a brand thatâ€™s already winning hearts â€“ no extra setup required.

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Listing Courtesy of Good Neighbor LLC

Built in 1967

Essential Information

MLS® #	4024403
Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Square Footage	1,469
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

Community Information

Address	12292 W 65th Avenue
Subdivision	Woodland Hills
City	Arvada
County	Jefferson

State	CO
Zip Code	80004

Amenities

Parking Spaces	2
# of Garages	2

Interior

Interior Features	Smart Thermostat
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Stories	One

Exterior

Exterior Features	Fire Pit, Gas Grill, Private Yard, Spa/Hot Tub
Lot Description	Level
Windows	Double Pane Windows
Roof	Composition

School Information

District	Jefferson County R-1
Elementary	Fremont
Middle	Oberon
High	Arvada West

Additional Information

Date Listed	April 17th, 2025
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