

\$610,000 - 6475 Orion Way, Arvada

MLS® #6435110 RECOLORADO Listing Office: ASSIST-2-SELL BUYERS & SELLERS

\$610,000

4 Bedroom, 3.00 Bathroom, 1,735 sqft
Residential on 0 Acres

Meadows at Westwoods Ranch, Arvada, CO

Amazing NEW price-unbeatable value! Rare main floor 3 bedroom, 2 bath ranch style townhome in the highly sought after neighborhood of Meadows at Westwoods Ranch. This wonderful home has been beautifully updated. The layout is one of the largest in the neighborhood with 1535 sq ft. on the main level. The main has been updated with new Home Decorations waterproof vinyl plank flooring, tile in the bathrooms and new interior paint.

The vaulted living room is expansive, featuring a gas fireplace and opening up to a separate dining room that is perfect for entertaining.

The kitchen has been nicely renovated with newly painted white cabinets and hardware, new IKEA laminate countertops, all new GE Stainless Steel appliances, new lighting and stylish sea foam backsplash. There's a breakfast bar and a large pantry sits adjacent to the kitchen for all your storage needs.

The generously sized primary bedroom is truly a retreat complete with a large walk-in closet and private en-suite bath for your convenience and relaxation. Luxuriate in the newly remodeled 5 piece bath. The extra deep tub touts a shelf for candles and wine glasses-perfect for soaking after a long day. The two-sink vanity offers soft close cabinets with cultured marble countertops. The shower features super cool custom tile accents and a frameless sliding glass door.

The main level is rounded out with two other



bedrooms, a main level laundry and another
¾ fully remodeled bath that features a
beautiful new vanity, new lighting and shower
with custom tile accents and frameless sliding
glass door.

The basement is partially finished. You'll
find almost everything done but flooring &
paint. It's awaiting your personal touch.
Fantastic location with easy access to the
mountains. Just one block to Westwoods golf
course and amazing walking trails. Less than
½ mile to the grocery store, fitness center
and retail shopping. You'll love this
location and enjoy a quiet low maintenance
lifestyle in West Arvada.

RE COLORADO

**Listing Courtesy of ASSIST-2-SELL
BUYERS & SELLERS**

Built in 1998

Essential Information

MLS® #	6435110
Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	1,735
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Active

Community Information

Address	6475 Orion Way
Subdivision	Meadows at Westwoods Ranch
City	Arvada

County	Jefferson
State	CO
Zip Code	80007

Amenities

Amenities	Park, Playground
Utilities	Cable Available, Electricity Connected, Natural Gas Available
Parking Spaces	2
Parking	Concrete
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Five Piece Bath, High Ceilings, Laminate Counters, Pantry, Primary Suite, Smoke Free, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	One

Exterior

Lot Description	Cul-De-Sac
Roof	Composition
Foundation	Slab

School Information

District	Jefferson County R-1
Elementary	West Woods
Middle	Drake
High	Ralston Valley

Additional Information

Date Listed	December 14th, 2024
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All information subject to change and should be independently verified.

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