

\$413,000 - 8040 Holland Court C, Arvada

MLS® #6652580 Listing Office: Legacy 100 Real Estate Partners LLC

\$413,000

3 Bedroom, 3.00 Bathroom, 1,694 sqft
Residential on 0 Acres

Sequoia, Arvada, CO

Charming 3 bedroom condo nestled in the desirable, well maintained Sequoia community. Main floor lives large with gleaming hardwood floors and the spacious family room is highlighted with a gas fireplace; large, newer windows that allow plenty of light to stream in. There's a designated dining area, and the kitchen has updated cabinets with slab granite countertops. Convenient main floor powder room and a patio for relaxing, or to enjoy your meals outside. Upstairs also has wood flooring with built in cabinets, a spacious primary bedroom with a tastefully updated bathroom; both the primary and 2nd bedroom have walk in closets.

Lower level gives you more living space! It is completely finished other than the laundry area and spacious storage room. The bathroom has been tastefully updated. The main area can be used as a 3rd very large conforming bedroom, or a 2nd family room, playroom, or office space.

Don't worry about needing to scrape ice off your car in the winter; not only is there plenty of parking, but this unit has a one car garage just steps away from your front door.

YOU SIMPLY CANNOT FIND A BETTER LOCATION!

Condo is close to the mountains and major highways. So many parks and open space trails in all directions from this Sequoia community... just beckoning you to get out and enjoy the park like settings, or to take a stroll on one of the "back to nature" walking and



bike paths; and there are plenty of parks for the kiddos!

King Soopers, Home Depot, Costco, nail salons, hair salons, gyms and a plethora of restaurants and shops all within 5 to 10 minutes away!

This cozy, well maintained condo is sure to impress. A must see before it is gone!

RE COLORADO

Listing Courtesy of Legacy 100 Real Estate Partners LLC

Built in 1986

Essential Information

MLS® #	6652580
Price	\$413,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,694
Acres	0.02
Year Built	1986
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Active

Community Information

Address	8040 Holland Court C
Subdivision	Sequoia
City	Arvada
County	Jefferson
State	CO
Zip Code	80005

Amenities

Utilities	Natural Gas Connected
Parking Spaces	1

Parking	Asphalt
# of Garages	1

Interior

Interior Features	Granite Counters, Smoke Free, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Self Cleaning Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
Stories	Two

Exterior

Windows	Double Pane Windows
Roof	Composition
Foundation	Concrete Perimeter

School Information

District	Jefferson County R-1
Elementary	Weber
Middle	Pomona
High	Pomona

Additional Information

Date Listed	March 27th, 2025
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