

# WILD FLOWER PONDS



**I'M GORGEOUS INSIDE!  
MOVE-IN TODAY**

## 6278 Holman Court



## Welcome to Wild Flower Ponds

ARVADA, COLORADO 80004

This fabulous 2-story home features 3,177 finished sqft. with 5-Bedrooms, 4-Bathrooms + an office/study in the full finished basement. Gleaming solid oak hardwood floors welcome you into the foyer, guest bath and kitchen areas.

Wide open kitchen features 42" oak cabinetry, Whirlpool & GE appliances, a built-in work/study area & a breakfast nook overlooking the family room. Double-pane wood windows on the main level & brand new triple-pane windows in the second story. Relax inside your large master bedroom suite with five-piece bath, double sinks & walk-in closet. Entertain your guests on the maintenance-free TREX deck while enjoying the professionally landscaped backyard with mature trees & perennials. Tons of natural light & gorgeous mountain views from the bedroom! Central A/C & more!

Excellent Arvada community with access to the top-rated Jefferson County school district, walking distance to Wild Flower Ponds & the Duncan YMCA. EZ commute to I-70, C-470, "I-o-do", Boulder & Blackhawk / Central City.

# \$364,950

GREAT HOME | GREAT PRICE

### FAST FACTS

Yr. Built: 1996  
Builder: Brittany Homes (Larkspur Model)  
County: Jefferson  
Taxes: \$2,243 / year  
Heat: Gas-Forced Air  
Water: Public  
Schools: Vanderhoof, Drake & Arvada West  
HOA: \$375 /yr (trash & grounds maint.)  
HOA: Hyatt Lake memberships are available



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