

\$600,500 - 8059 W 52nd Drive C, Arvada

MLS® #3244182 Listing Office Royal Oak Realty LLC

\$600,500

3 Bedroom, 4.00 Bathroom, 1,834 sqft
Residential on 0.02 Acres

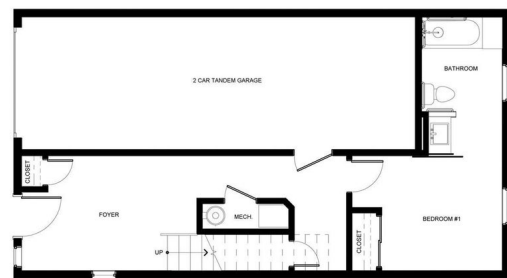
Allison Park, Arvada, CO

Allison Park is an exciting new community in desirable Olde Town Arvada offering only 35 luxury townhomes that surround a central park. The 'Oxford' 3 bed 1854 sq. ft. floor plan offers three story living with 2nd and 3rd floor decks that take advantage of great views. 1st floor foyer, Bedroom 3/office/home gym with en-suite. Open stairs lead to an impressive, smart-designed open concept dining room, high-end kitchen and living room with glass doors leading out to a stamped concrete covered deck. As you start to go up to the 3rd floor, you will find a cleverly designed powder room off the stairs. The 3rd floor offers a truly luxurious master suite with high ceilings and its own private covered deck. Sophisticated en-suite with incredible spa-worthy amenities, large walk-in closet with custom shelving. In addition, the 3rd floor offers an additional bedroom with en-suite and a good-sized laundry room. Royal Oak take pride in offering desirable homes that are built to an extraordinary standard with superb attention to detail and uniquely, MOST OF THE CUSTOM FEATURES AND UPGRADES ARE ACTUALLY INCLUDED AS STANDARD IN THE BASE PRICE. "Luxury Comes Standard" in a Royal Oak home. Located just blocks from historic Olde Town Arvada, which offers numerous restaurants, bars, breweries, galleries, cinema and shops. An easy walk to the Olde Town commuter rail station, providing direct service to Union Station. Additional community information is posted on Royal



THE OXFORD
FIRST FLOOR: 498 SQ. FT.
SECOND FLOOR: 676 SQ. FT.
THIRD FLOOR: 676 SQ. FT.
TOTAL FINISHED: 1,854 SQ. FT.

FIRST FLOOR PLAN



Oaks website

<http://royaloakco.com/allison-park.html>

RE COLORADO

Listing Courtesy of Royal Oak Realty LLC

Built in 2021

Essential Information

MLS® #	3244182
Price	\$600,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Pending

Community Information

Address	8059 W 52nd Drive C
Subdivision	Allison Park
City	Arvada
County	Jefferson
State	CO
Zip Code	80002

Amenities

Amenities	Park
Utilities	Electricity Connected, Natural Gas Connected
Parking	Tandem
# of Garages	2

Interior

Interior	Carpet, Wood
Appliances	Convection Oven, Dishwasher, Disposal, Gas Water Heater, Microwave,

	Refrigerator, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Stories	Three Or More

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows
Roof	Composition
Construction	Brick, Frame, Vinyl Siding
Foundation	Slab

School Information

District	Jefferson County R-1
Elementary	Arvada K-8
Middle	Arvada K-8
High	Arvada

Additional Information

Date Listed	March 23rd, 2021
Days on Market	93
HOA Fees	190
HOA Fees Freq.	Monthly



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