

6853 Johnson St. Arvada, CO 80004  
Custom Property Features & Amenities

Outside:

- Genesee Semi-Custom Two Story Frame/Light Tan Brick Home
- Dover Model – Elevation “A”
- Walk-Out Basement
- Wood Shake Roof
- Mature Landscaping with Landscape Lighting
- Flagstone Retaining Wall / River Rock
- Built-In Flower Window Box
- Low Maintenance Back Yard
- Sprinkler System
- Cul-De-Sac
- Roof Gable Fan With Automatic Temperature Control And On/Off Switch In Basement
- Approximately 8,999 Square Foot Lot

Garage:

- 3-Car Garage
- 2 Step Entry Into Home
- Long Mounted Electrical Strip
- Small Electric Heater
- Extra Lighting
- Home Phone Jack
- Key Pad Entry
- Approximately 677 Square Feet

Interior (Above Grade) General Features):

- Central Air Conditioning
- Built-In Humidifier
- Smoke Free, Pet Free, Kid Free
- Six Panel Hardwood Stained Doors
- Gold Hardware
- Wood Trim
- Main Level and Staircase Have Oak Wood Floors
- Arched Entry Way
- Double Pane Windows
- 2-Inch Del Mar Blinds Throughout Home
- Mountain Views



Front Door:

- Vaulted Front Entry
- 8 Panel Hard Wood Stained Door
- Gold Hardware
- Security Door

Formal Living Room (Main Level):

- Oak Floors
- Gas Fireplace With Wood Mantle & Add-A-Stone Tile
- Double Pane Windows With Cross Bar Design
- Coat Closet
- Vaulted Ceilings
- Approximately 18' X 16'

Formal Dining Room (Main Level):

- Oak Floors
- Double Pane Windows With Cross Bar Design
- Approximately 17' X 16'

Kitchen (Main Level):

- Mountain Views
- \$6,000 In Juperana Fantastico Granite Countertops
- Oak Cabinets
- Built-In Microwave
- Art Shelf
- 2 Built-In Pantries
- 3 Lazy Susan's
- Vaulted Ceiling
- Roll Out Cabinet Drawers
- Bar Area Fits Two Bar Stools
- Track Lighting and Recessed Lighting
- Approximately 14' X 13'



Breakfast Nook:

- Hardwood Floors
- Mountain Views
- Recessed Lighting
- Custom Made Sherwood Shutters
- Sliding Glass Door To Covered Deck

Family Room (Main Level):

- Hardwood Floors
- Opted For Enlarged Family Room instead of 4<sup>th</sup> Bedroom
- View Of Mountains
- Built-In Closet
- Approximately 32' X 15'5"

Laundry Room (Main Level):

- Storage Cabinets
- Sliding Door
- Recessed Lighting
- Linoleum Floor
- Wall To Wall Cabinets
- Approximately 5'5" X 5'

Bathroom (Main Level):

- Full Bathroom
- Pedi Stool Sink With Designer Mirror
- Linen Closet
- Stain Glass Window
- Shower Seat
- Linoleum Floor
- Approximately 8'5" X 5'



Staircase:

- Wooden Staircase
- Stained Wooden Spindles
- 4 Wood Designed Shelves

Upstairs Hallway:

- Attic Fan
- Recessed Lighting
- Whole House Fan

Master Suite (Second Floor):

- Large Master Suite
- Vaulted
- Sliding Glass Door with Shutters That opens To Deck With Hot Tub
- Custom Made Sherwood Shutters
- Mountain Views
- Art Shelf
- Casa Blanca Ceiling Fan
- Approximately 17' X 13'

Master Suite Closet (Second Floor):

- His And Hers Closets

Master Bedroom Bath (Second Floor):

- 5-Piece Master Bathroom
- Vaulted Ceiling
- Jacuzzi Jetted Tub
- Shower Seat
- Built-In Laundry Board
- Built-In Medicine Cabinet
- Stain Glass Window
- Linen Closet
- Approximately 14' X 12'



Second Bedroom (Second Floor):

- Large Sliding Door Closet
- Blinds & Curtains
- Approximately 12' X 12'

Third Bedroom (Second Floor):

- Long Sliding Door Closet
- Blinds & Curtains
- Built-In Sitting Bench
- Approximately 14' X 13'

Hallway Bathroom (Second Floor):

- Full Bathroom
- Designer Shell Shaped Sinks
- Built-In Medicine Cabinet
- Separate Vanity Area
- Linen Closet
- Stain Glass Window

Basement:

- Walk-Out Basement To Covered Concrete Patio
- Unfinished Basement Ready For Your Personal Design
- 9 Foot Ceilings
- Approximately 989 Square Feet

Location:

- Jefferson County Schools
- Close To Independence Park
- Easy Access to I-70
- 20 Minutes From Downtown Denver
- Fantastic Neighbors
- Safe Neighborhood

