

# Welcome to Sunstream in Westminster

## 8657 West 95th Drive

WESTMINSTER, COLORADO 80021

If you've been searching for a great neighborhood in the North metro area - look no further! Built in 1994, this **move-in ready** tri-level home w/ finished basement features a 26' two-tier deck, **huge backyard** that backs to the community greenbelt, solid oak hardwood floors, granite tile kitchen, GE appliances, master suite w/ walk-in closet & more!

This home has a newer roof, double-pane windows, furnace & air conditioner and is scheduled for fresh exterior paint. Sunstream is located 20 minutes to downtown, 5 minutes to US36 with convenient access to Westminster Promenade (AMC theaters & dining), Flatirons & Orchard Town Center Malls & quick access to CU/Boulder.

The **\$8000 & \$6500 Homebuyer Tax Credits** expire this Friday - (you need to be Under Contract by April 30th & close by June 30th to qualify). **Don't miss this opportunity to own a great home at great price!**

Visit the photo gallery online at: [SearchHomesInDenver.com](http://SearchHomesInDenver.com)

## Featuring:

offered at  
**\$279,950**

- ❖ Tri-Level w/ 4 Beds & 4 Baths & 2,269 Finished Square Feet
- ❖ Huge (fenced) Backyard w/ Community Greenbelt Behind
- ❖ 26' Deck - Perfect for BBQs & Entertaining Guests
- ❖ Mature Landscaping, Sprinkler System & Utility Shed
- ❖ Large Family Room with Gas Fireplace & Ceiling Fan
- ❖ Appliances Included (GE Profile Range/Convection Oven & Refrigerator)
- ❖ Master Bedroom Suite with 5-Piece Bath & Walk-in Closet
- ❖ Two Spacious Upper-level Bedrooms
- ❖ Finished Basement w/ Bedroom, 3/4 Bath, Office & Laundry Room
- ❖ New Double Pane Windows in 2008
- ❖ Newer Roof, Furnace, Air Conditioner & 50-Gal. Hot Water Heater
- ❖ Solid Oak Hardwoods in Entry & Hallway + Tiled Kitchen Floors
- ❖ Huge Laundry Room with Tons of Storage Cabinetry
- ❖ Walk to **Woodrow Wilson Charter School** - (a few blocks away)
- ❖ NOT a Short-sale or Bank-owned Property - Just an Exceptional Value!
- ❖ **Exterior Paint, Deck Restaining & Carpet Cleaning Before Closing!**



**INFO HOTLINE 866.993.5838**

TEXT PROPERTY INFO DIRECTLY TO YOUR CELL PHONE



marketed exclusively by

**anthony rael**

303/ 520.3179  
anthony rael & associates  
12191 west 64th ave #210  
arvada, colorado 80004



**Additional Info & Photo Gallery:**  
[www.anthonyrael.com](http://www.anthonyrael.com)