SIERRA ESTATES · ARVADA, COLORADO 80005

9512 Sierra Drive

Turnkey Colorado living in Sierra Estates — with the space you need and the freedom of no HOA.



$775,000 · Coming Soon · MLS 9110946

Open house: Saturday, October 17, 2026 · 10 am–12 pm Mountain Time

4 bedrooms	3 full baths + 1 powder room
3,045 finished sq ft	2,205 above ground + 840 basement
0.23 acre · 10,019 sq ft lot	2-car attached garage + storage
Built 1977 · Split level	Fully fenced, south-facing backyard
No HOA dues	2025 property taxes: $4,959

Lori Fontyn · Broker Associate

Coldwell Banker Realty · Licensed in Colorado FA.040015464 Call or text (303) 359-9937 · lori.fontyn@gmail.com

What the Sellers Loved

01 · The gathering island

A true heart of the home — a generous island with quartz counters and soft-close cabinetry, made for morning coffee, homework hour and effortless entertaining.

02 · Sunlit spaces that flow

Light-filled spaces that flow naturally from room to room, so gatherings never feel crowded and everyday life feels relaxed.

03 · Parks & trails, steps from the door

Neighborhood parks and hiking trails are just a stroll away — perfect for playtime, dog walks and sunset strolls without ever getting in the car.

04 · Your spa-inspired primary retreat

A private retreat with its own spa-style bath, featuring an oversized jetted tub and a separate shower.

05 · A lower level for guests & movie nights

A finished basement with a bedroom, full bath and open living space — ideal for movie nights, guests, a home office or a game room.

06 · Neighbors who make it a community

A close-knit community of generous, welcoming neighbors — the kind who keep an eye on the house beside them and turn a street into a neighborhood.

Jefferson County R-1 schools

School assignments remain unconfirmed because listing sources differ. Nearby schools are provided for reference on the website; verify current attendance boundaries and enrollment options directly with Jeffco Public Schools.

How the Home Lives

Upper level

Three bedrooms including the primary suite with two closets and its own bath with an oversized jetted tub and separate shower, plus a second full bathroom

Main level

Open-concept layout featuring the kitchen with island, dining area, and a large living room

Lower level

Cozy family room with a fireplace, a half bath, and a dedicated laundry room

Basement

Finished basement with a fourth bedroom, full bath, a spacious flex room and owner-reported unfinished storage

Move in Without the Surprise Expenses

Heating, cooling & protection

Newer 4-burner Trane furnace and air conditioning; newer roof; electrical inspected and passed; double-pane windows throughout. Dates and disclosures should be confirmed with Lori.

Beautifully updated

Custom kitchen with soft-close cabinetry, quartz counters and stainless appliances, including a gas range. New paint and lighting, hardwood flooring, new carpet and refreshed bathrooms. Outdoors: landscaping, sprinklers and a covered patio.

Additional listing features

Radon mitigation system, pantry and one fireplace in the lower-level family room. Owner reports unfinished basement storage; its area is not confirmed. No EV charger is installed.



The Neighborhood

Parks, trails & golf

Two Ponds and Club Crest parks within walking distance; Indian Tree Golf Club and Standley Lake nearby. Travel times and walking routes should be verified.

Everyday errands

King Soopers Marketplace, Target, Sprouts, Natural Grocers, Safeway, Walgreens and Marla’s Garden. Whole Foods is planned for 7815 Wadsworth Blvd.

Connections across the Front Range

Olde Town Arvada and the G-Line about 10 minutes away; Golden and the foothills about 20; Denver and Boulder about 25. Eldora and the Flatirons offer more Colorado adventures. Times vary with traffic.

The $0 HOA advantage

No monthly association dues. Explore payments on the website using the listing’s 2025 taxes of $4,959 annually. Future taxes may change; insurance and mortgage rates are estimates.



See it in person

Private showings are arranged directly with Lori Fontyn. Call or text (303) 359-9937, email lori.fontyn@gmail.com, or request a time at 9512sierra.com. Open house: October 17, 2026, 10 am–12 pm Mountain Time.

Current photography and listing facts from REcolorado, MLS 9110946, supplemented by owner-provided details. All information is subject to verification. Measured floor plans and individual room dimensions are not yet available. School assignments, taxes, disclosures and measurements should be confirmed before purchase.