



2004 South Parfet Drive – A Smart Investment in Heritage West

Priced at \$879,900 – Positioned for Immediate Upside

Most homes in Heritage West trade in the \$1.2–\$1.5M+ range. This property, a spacious 5-bedroom, 4-bath, 4,600+ sq ft Celebrity Custom Home, is being offered at \$879,900—well below what the neighborhood typically commands.

While the home could benefit from some updates, the pricing already accounts for this. That means a savvy buyer has the opportunity to create instant equity while tailoring the home to their own style and preferences.

Neighborhood Context

- Low turnover, high demand in a neighborhood with only 260 homes!
 - 2022: 9 homes sold
 - 2023: 11 homes sold
 - 2024: 13 homes sold
 - 2025 YTD: only 4 homes sold + 4 homes currently active
- Amenities included with affordable \$1,373/yr HOA: full-size pool with lap lane + kiddie pool, tennis & pickleball courts, and a vibrant community garden.
- Schools: Devinny Elementary, Dunstan Middle, and Green Mountain High — all well-regarded and highly sought-after.

Key Takeaways

- Lowest \$/sq. ft. in Heritage West: At \$208/ft², 2004 S Parfet is dramatically below comps (\$284–\$509/ft²).
- Immediate equity upside: Even with \$100k+ in updates (roof, deck, personal upgrades), the property sits well under recent closed prices.
- Rare opportunity: With limited inventory and slow turnover, homes in this neighborhood rarely come to market at this price level.

Highlights of 2004 S Parfet

- 4,600+ sq. ft. total | 4,223 finished
- 5 bedrooms + dedicated office | 4 bathrooms
- Finished walk-out basement
- Updated kitchen with custom pullouts, glass front upgrades and soft-close
- Whole-house fan + central air
- Updated flooring
- Fully fenced, private backyard
- Prime location & within walking distance to many conveniences and restaurants

Heritage West Real Estate Activity (Previous 365 Days)

ACTIVE LISTINGS:

Address	Status	Finished Sq Ft	Price	Price/Sq Ft	Beds/Baths
2004 S Parfet Dr	Active	4,223	\$879,900	\$208	5/4
2154 S Parfet Drive	Active	4,466	\$999,900	\$224	4/5
2252 S Queen St	Active	4,619	\$1,848,500	\$400	4/5
11465 W Atlantic Ave	Active	5,352	\$1,799,000	\$336	5/5

SOLD LISTINGS:

Address	Status	Finished Sq Ft	Price	Price/Sq Ft	Beds/Baths
11362 W Baltic Ct	Closed Mar 2025	7,200	\$3,275,000	\$437	5/7
2170 S Parfet Dr	Closed Jan 2025	4,851	\$1,380,000	\$284	5/5
2060 S Robb Way	Closed Dec 2024	4,077	\$1,352,000	\$332	4/4
*2133 S Parfet Dr	Closed Feb 2025	2,228	\$1,135,000	\$509	4/3
2160 S Parfet Dr	Closed Apr 2025	3,179	\$1,135,000	\$357	4/4
1925 S Routt Ct	Closed Dec 2024	2,605	\$980,000	\$376	3/3
2162 S Parfet	Closed Sep, 2024	3,153	\$957,500	\$304	4/3
11230 W Jewell Dr	Closed Oct, 2024	4,326	\$925,000	\$214	4/4

*****INVESTOR INFORMATION***** This home (listed above) appreciated by \$385,000 in just 105 days from purchase to close — and it was significantly smaller than 2004 S Parfet Drive, underscoring the immediate upside potential here.

*2133 S Parfet Dr	Closed Oct 30, 2024	2,731	\$750,000	\$337	4/3
*2133 S Parfet Dr	Closed Feb 12, 2025	2,228	\$1,135,000	\$509	4/3

The Challenge

Think of this home not as a project — but as an investment opportunity. For the buyer willing to put in updates, this is a chance to buy into Heritage West below market value and create a home that matches your style, while building instant equity.

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[More Information about listing - 2004 S Parfet Drive](#)

