



FOR SALE

PROPERTY ADDRESS: 120 Willow Valley Drive, Lamar, CO

LEGAL DESCRIPTION: Lot 20 ex E 14 ft, Block 1, Willow Valley Drive, Prowers County, Colorado

GENERAL INFORMATION: 1,944 sq ft base area; 3 bedroom, 1 $\frac{3}{4}$ bath, open floor plan with living room, gas fireplace w/remote, built in glass front cabinet w/storage, kitchen has Maytag 23.9 cu ft refrigerator, garbage disposal, island w/stove top 4 burner range, Maytag dishwasher, Maytag built-in oven, Whirlpool microwave, sunroom dining area w/ceiling fan; utility room w/cabinets; bedrooms have mirrored closet doors, ceiling fans; master bedroom has full bath w/garden tub, walk-in closet; crawl space in master closet; vent fans in attic; security alarm system, sprinkler system in front and back yard; 622 sq ft garage w/ 2 overhead doors, 1 w/opener, walk-out door to back yard, water heater and softener in closet, built-in cabinets, built-in sink w/work area, very nice landscaped yard, fenced back yard.

BUILT IN: 1996

Listed exclusively by: Farmer-Stockman Realty and Auction, LLP
Susan A. Lusher, Associate Broker
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