



## FOR SALE

**PROPERTY ADDRESS:** 404 Willow Valley Drive, Lamar, Colorado

Legal Description: Lot 4, Block 4, Willow Valley Addition, County of Prowers, State of Colorado

Listing Price: \$ 165,000.00 Taxes: \$743.26

Lot Size: 170 Front feet, 19,980 square feet

Year Built: 1953, EYB: 1985

Base area: 1,076; Basement: finished: 732; unfinished: 344;

Two story: 1,076

Garage: 328 square feet, attached

General Information: Four bedroom, one full and 2-<sup>3</sup>/<sub>4</sub> baths, living room with wood burning fireplace on main floor, dining area with crystal chandelier (wedding cake shape) and new French doors, kitchen with GE dishwasher, Kenmore side-by-side refrigerator, Whirlpool Accubake smooth top stove/oven, Frigidaire microwave, garbage disposal, new kitchen sink fixture, Viking RO system; laundry area; New Goodman furnace, Anderson windows, new breaker box, sprinkler system in front yard, plumbed for BBQ grill, air conditioner, seamless gutter, new sump pump, gas fireplace in basement; Seasonal closet in basement; tile, hardwood and ceramic flooring; many upgrades throughout. Seller is installing 5 egressable windows in basement.

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