



# FOR SALE

**110 Willow Valley Drive, Lamar, Colorado**

**Legal Description:** Lot 10, Block 1, Resub Willow Valley, County of Prowers, State of Colorado

**Listing Price:** \$ 189,000.00    **Taxes:** \$ 869.84 for 2009

**Lot Size:** 110 front feet    **Year Built:** 1963

**Sq. Ft.: Base area:** 1,290

**Finished Basement:** 1,290

**Patio:** 79; **Carpport:** 242

**Bedrooms:** 3+

**Baths:** 1 full, 2 – ¾

**Heating Source:** GFA

**Cooling Source:** Central air

**Garage:** 484 sq ft detached with opener

**GENERAL INFORMATION:** New carpet in living room and dining room, kitchen with G.E. refrigerator, Maytag dishwasher, Hop Point 4 burner stove, Kenmore compactor, reverse osmosis system, track lighting in living room, master bath has walk-in shower, **DOWNSTAIRS:** Mosler safe in basement staircase, new plumbing, ¾ bath downstairs completely remodeled with new shower and sink, family room has gas fireplace, utility room has gas dryer, soak sink, 220 hookup for kiln, shelves and peg board, water softener, wet bar with cabinets, sink and water, icemaker, retainer wall redone, new air condition and furnace in 2008, new 40 gallon hot water heater, central intercom system, cedar fence in backyard with dog run

**SHOWN BY APPOINTMENT ONLY**

