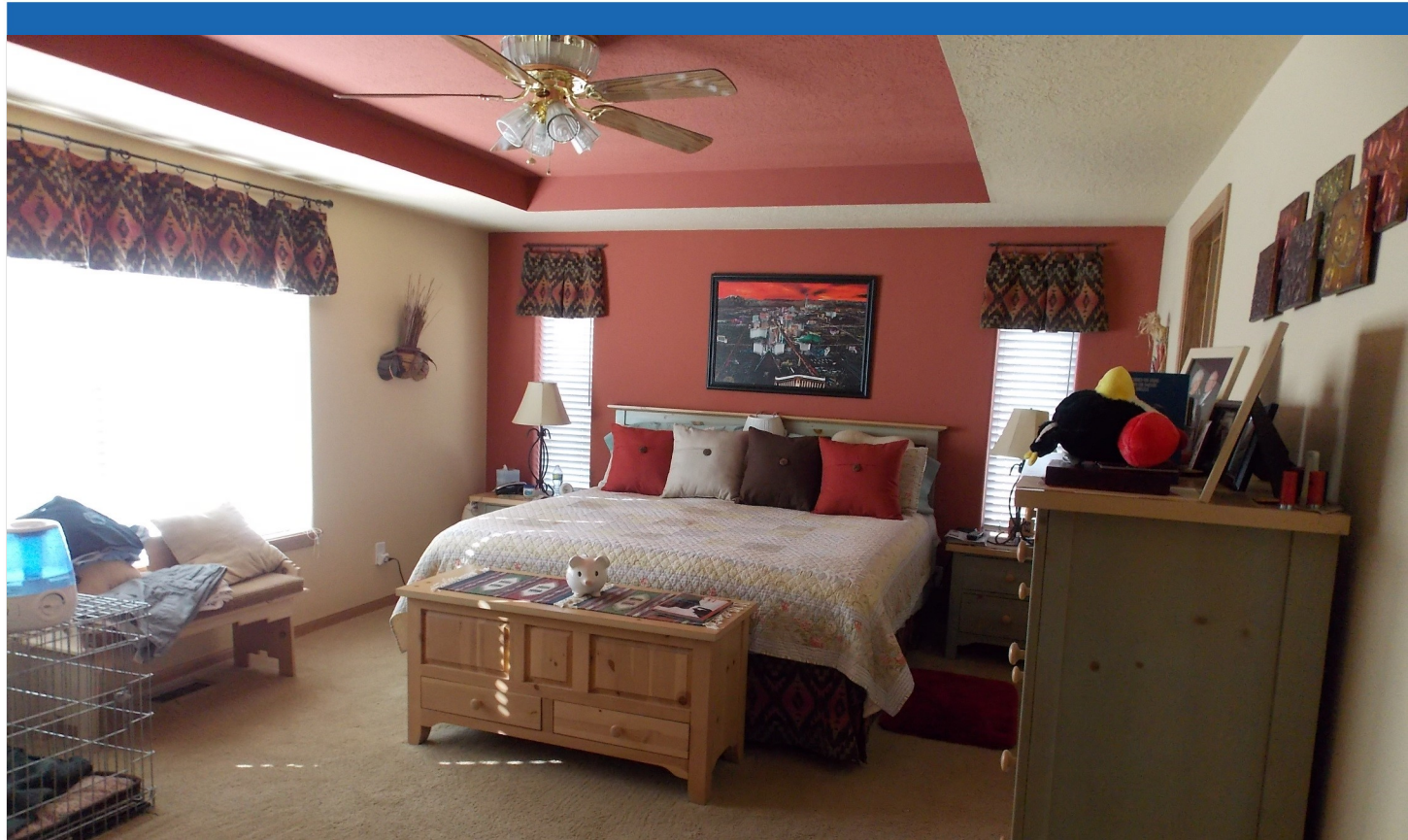




LISTING AGENT

Nancy Hollen
GRI, ABR, CRS, SRES, Broker
Associate
719-530-1217 cell



nancy@nancyhollen.com
NancyHollen.com



FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

684 Kathleen Lane
Howard, Colorado 81233



\$399,000
MLS #234644

Overlooks the Arkansas River and Valley!

*DIRECTIONS: Hwy 50 to Highland Dr. Take Highland Dr. to Blarney Stone and turn rt.
At Kathleen Lane, turn rt. And go to end of street.*



FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

This beautiful redwood sided home,

situated on 6.71 acres at the end of a cul-de-sac, and overlooks the Arkansas River and the valley it flows through. There are also 360 degree mountain views in all directions including the Sangre De Cristo Mtn. Range. The 1834 sq. ft. on the main level and 1,284 sq. ft. finished on the walkout lower level includes 5 bedrooms, 3 bathrooms, large great room and kitchen, and a huge recreation room which encompasses a large pool table space, wet bar and entertainment area. Natural hickory cabinets and plenty of counter space are a big bonus as well. There is also 550 sq. ft. of unfinished lower level, to store all your “stuff.” Another bonus is the 3+ car attached garage that is totally finished and has a high efficiency Reznor overhead furnace and epoxy finished floor. Super insulation plus central air conditioning will keep you cool on the warmest days. Entertaining in all kinds of weather will be a joy with the large wraparound deck, spacious great room and huge rec room.



PROPERTY AT A GLANCE

- 6.71 Acres
- 3118 SF Home
- Built In: 2004
- 5 Bedrooms/3 Bathrooms
- Forced Air Heat & Central A/C
- Carpet & Vinyl Flooring
- In-House Well & Septic
- Wood Siding & Architectural Shingle Roof
- 3+ Car Garage
- 2015 Taxes: \$1,031

