

\$ 359,900

**LOCATION, LOCATION, LOCATION ... on the Roaring Fork River
with access to RFTA bus line
22 Lazy Glen Subdivision
Snowmass, CO 81654**

**Size: 16 x 72
Lot Size: 5,504
3BR/2Bath**

**HOA/\$120.00/month
2 Dogs allowed
Roommates allowed**

Deed Restricted: Owner Occupancy & work in valley

INTERIOR FEATURES

- . Carpets throughout new in 2007
- . Utility Room
- . Nice kitchen pantry
- . All new blinds in 2005/wooden & wide white
- . Gas Fireplace in LR/Winter '08
- . Countertops in kitchen '06
- . Tiled kitchen backsplash '09
- . Top of line appliances '08
- . New textured walls '08 in front room & bath

EXTERIOR FEATURES

- . Home sided – '07
- . 40 Yr. Elk Prestique Roof
- . Redwood Deck '08
- . Stained, wood deck '09
- . Hot Tub Cover '09
- . Invisible Fence/Dogs '08
- . Fully fenced yard
- . Waterproof storage shed & Lazy Glen shed
- . Walls are 6" thick/totally insulated

INCLUSIONS

**Kitchen Aid Refrig. '08
5 Burner Gas Stove '08
Dishwasher '03
4 Ceiling Fans
Maytag washer/dryer**

CONTACT: NANCY @ 948-6321

Broker Showings Invited/Protected

Occupancy date negotiable