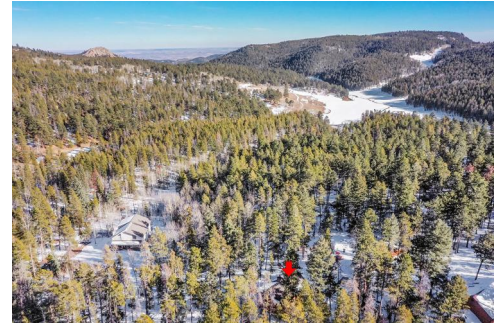




11097 South Wallace Avenue  
Conifer, CO 80433

PRICE \$675,000



Single Family   1934 SQFT   3 Beds   2 Baths   1 Acre

## PROPERTY DETAILS

Co-Op Compensation offered at 2.5%! Charming and affordable mountain home located in the highly desired Oehlmann Park neighborhood of Conifer. This completely fenced-in property sits on just over acre and is surrounded by trees. Walk in to beautiful hardwood floors and a wood-burning fireplace in the living room. Eat-In Kitchen area walks out to the wrap-around deck, where you can access the large, fenced-yard to keep your animals. 2 Bedrooms and an updated bathroom on main level. Lower level features a family room and large bonus room with many possibilities. Wood-burning stove on the lower level provides plenty of heat for the winter. Another bedroom, a 3/4 bathroom, and utility room with large laundry area also located on lower level. Several outbuildings on the property, including a large workshop shed with 220V electric. Sellers are leaving behind tons of firewood and several machines/extras including a log splitter, mower, 2 hauling trailers, air compressor, and house generator that runs off propane. Plenty of room to add a carport or garage. Quick commute to Denver!



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# 11097 South Wallace Avenue, Conifer, CO 80433 – All Levels



**TOTAL: 1794 sq. ft**  
FLOOR 1: 897 sq. ft, FLOOR 2: 0 sq. ft, FLOOR 3: 897 sq. ft  
EXCLUDED AREAS: COVERED PATIO: 226 sq. ft, STORAGE: 391 sq. ft, DECK: 527 sq. ft,  
PORCH: 60 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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