



## Cozy and ready for your personal touch!!!!!!

2453 1/2 E Willamette Ave , Colorado Springs CO 80909

MLS: 9373687    PRICE: \$305,000.00

Bedrooms: 2  
Full Baths: 1  
HOA: N/A  
Sqft: 1344

Subdivision: J L MARKS  
Year Built: 1949  
Lot Size: 7750  
Floors: 2

### PROPERTY FEATURES:

- ❑ Central heat
- ❑ Dishwasher
- ❑ Basement
- ❑ Laundry area - inside
- ❑ Family room
- ❑ Refrigerator
- ❑ Washer
- ❑ Living room
- ❑ Stove/Oven
- ❑ Dryer

### PROPERTY DESCRIPTION:

Approx. 1300 sq ft 2 bedroom 1 bath on a good sized lot close to most everything--dinning, shopping, down town--lot is fenced and lots of parking on the west side off the ally--2nd bedroom is non conforming due to no closet, however easily added--living room on each floor--radon was mitigated in 2022, OPEN HOUSE SAT MAY 3rd 11-2, give it a look!!!!!!

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