



# KL Realty

405 Main St. Unit A Lyons, CO 80540

**11021 Yellowstone Rd.**

## **Features**

### **Main Residence**

Built 1985  
6866 sq ft living space on one level  
1592 sq ft (4-car) attached garage  
4 Bedrooms  
5 Bathrooms

### **Modular Home**

1300 sq ft  
400 sq ft attached garage  
3 Bedrooms  
1 Bathroom

### **Outbuildings**

Steel-framed barn/arena of 13860 sq ft with 20 stalls, runs and feeders  
5 loafing sheds  
Hay shed of 1400 sqft  
Utility building of 1800 sq ft

## **Improvements Since Recent Purchase**

New internet throughout the property with 7 repeater zones

### **House**

Home theatre (part of the great room) with high end sound system and a 96" TV (included), speakers throughout the house and the garage  
Wired the house for cameras inside and out  
2 new HVAC systems – forced air furnaces and air conditioners

### **Barn**

Completely re-did all of the electrical  
Installed 3 Macro Fans (like Big Ass Fans)  
Speakers and sound system  
New windows  
New LED lights  
Break room makeover and bathroom with mini-split.

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**Farm**

Ditches were cleaned after several years of overgrowth

30 dumpsters of junk were removed

**All** fields were leveled, plowed and seeded

Fences were repaired

Two new security gates will be installed