



P R E S E N T I N G

# HOLIDAY HILLS RANCHER

819 CRAWFORD DRIVE  
LAWRENCE, KS 66049

3 BED / 1.5 BATH RANCH

## FEATURES:

- Hardwood Floors
- Fireplace
- Two Living Areas
- Large Deck
- 1 Car Garage
- Storage Shed
- Fenced Yard
- Great Location

Welcome to the Holiday Hills Rancher—a warm and inviting 3-bedroom, 2-bath home that blends comfort, character, and convenience in a great location in the heart of Lawrence. With two spacious living areas, there's room for everyone to spread out, entertain, or simply relax. The cozy fireplace creates the perfect focal point for gathering on cooler evenings, while hardwood floors add timeless charm and durability throughout much of the home.

The kitchen features newer cabinetry, offering a fresh, updated feel with plenty of storage and functionality for everyday living or hosting friends and family. Each bedroom is comfortably sized, and the thoughtful layout provides flexibility for guests, a home office, or hobbies.

Step outside to enjoy the large deck overlooking a great backyard—ideal for summer barbecues, morning coffee, or unwinding at the end of the day. Whether you envision gardening, play space, or peaceful evenings under the sunset sky, this outdoor area offers endless possibilities.

Located with easy access to KU, downtown, shopping, and dining, this home puts you close to everything while still offering the comfort of an established neighborhood setting. The Holiday Hills Rancher is the perfect blend of location, space, and charm—ready to welcome you home.

# HECK



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LIVING ROOM



DINING ROOM



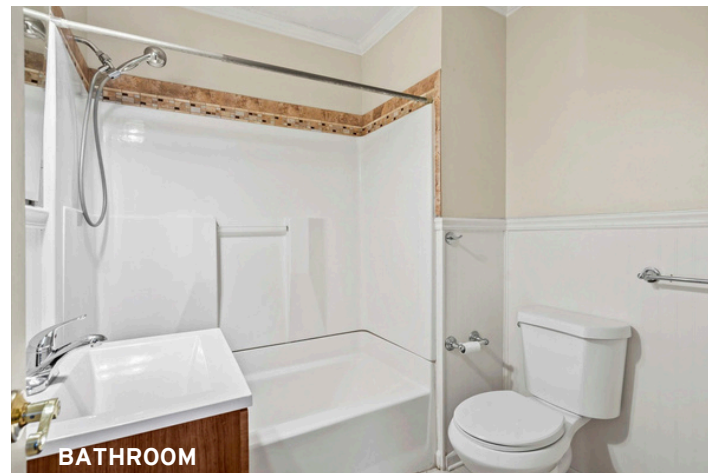
FAMILY ROOM



KITCHEN



LAUNDRY ROOM



BATHROOM

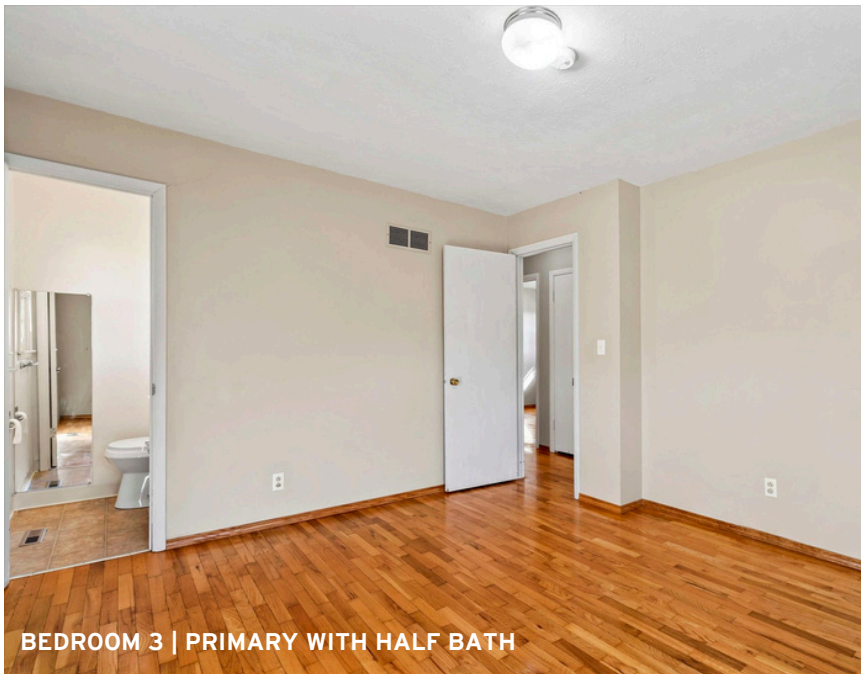




BEDROOM 1



BEDROOM 2



BEDROOM 3 | PRIMARY WITH HALF BATH



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