



MLS#: 797385 **St:** ACT **1st Rgt:** N RES-Single Family **LP: \$209,000**
830 N 31st ST **LP/SqFt: \$122**
 Colorado Springs, CO 80904-1522 **County:** El Paso
Area: WES **Subarea:** Pleasant Valley
Schedule#: 7403111031 **Top:** 4344 **Side:** 2667
Zone: R-1 **Zone Entity:** ELP
SD: 11-Colorado Springs **Grd:** Howbert
Mid: Holmes **Hi:** Coronado
Directions/Cross Streets: **Acres:** 0.2 **Lot SqFt:** 8,699
 From I-25, West on Filmore which turns into Fontmore, follow to 31st St, take right, property on left side of 31st.

YB: 1955 Tax/Yr:\$959/2010 SqFt Src: Assessor Records
 HOA: \$0(Not Applicable) Covenants: N

Earnest:\$2,000

Liv: 17 X 13 M	Beds: 3	Tot SqFt: 1,716	Baths: 2	Rgh In:
Din: 10 X 9 M	Main Lvl Bed: N	Fin SqFt: 1,716	U 5pc: 0	L 5pc: 0
Kit: 16 X 8 M	MBR: 13 X 11 U	Above Grd:	U Full: 1	L Full: 0
Fam: 27 X 12 B	2BR: 11 X 9 U	Upper: 605	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 13 X 10 U	Main: 506	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 0	B Full: 0
Pat:	Office:	Basement: 605	M 3/4: 0	B 3/4: 1
Garage #: 0		% Bas Fin: 100%	M 1/2: 0	B 1/2: 0
Gar Typ: None			Baths Totals:	

Legal: That Part Of Lots 5, 6 Blk 3 Westmoor Park Sub 1 Colo Spgs As Fols, Beg At A Pt On E Ln Sd Lot 6 That Is 15.75 Ft Nly Thereon From Se Cor Of Lot 6, Th Sly On E Lns Of Sd Lots 56.55 Ft To Pt 40.8 Ft Sly From Ne Cor Of Lot 5, Wly Para With S Ln

Exterior Amenities:

~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: Tri-Level ~BSMT/FND: Garden Level, Crawl Space
 ~STRUCTURE: Wood Frame ~SIDING: Alum/Vinyl/Steel ~ROOF: Composite Shingle ~WINDOW: Vinyl ~FENCE: All ~ALLEY: Paved
 ~OUT BLDG: Storage Shed

Interior Amenities:

~FIREPLACE: None ~HEAT/AIR: Forced Air ~APPLIANCES: 220v in Kitchen, Disposal, Refrigerator, Range Oven (Gas/Elec), Dishwasher
 ~GREEN FEAT ADD: N ~MASTER BED AMENITIES: Wood ~LIVING DESC: Wood ~DINING DESC: Separate Dining ~DINING
 ATMOSPHERE: Dining Area ~KITCHEN DESC: Galley, Walk-out ~FAMILY DESC: Carpet, Walk-out ~LAUNDRY: Basement ~MISC
 ITEMS: Auto Sprinkler System, High Speed Internet Avail., RV Parking

Lot Information:

~LOT DESC: Level, Mountain View ~UTILITY: Electricity, Telephone, Cable, Natural Gas ~WATER: Municipal ~SANITATION: Sewer
 ~WELL PERMIT: N

Property Description:**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$209,000 ~REQ NOTICES: Not Applicable

Property Remarks:

Quality home in the desirable neighborhood of Pleasant Valley. This 3 bed, 2 bath home is within walking distance to Garden of the Gods, Rock Ledge Ranch, Community pool, Neighborhood Park and School. Main level hardwood floors. Large backyard with RV parking. Sprinkler System front and back. A wonderful Pleasant Valley family home.

CDOM:69



