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**MLS#: 763101 St: ACT 1st Rgt: RES-Single Family LP: \$160,000**  
**4830 Goulet WY LP/SqFt: \$107**  
 Colorado Springs, CO 80911-3132 **County: El Paso**  
**Area: F/V Subarea: Pheasant Run Ranch**  
**Schedule#: 6512211031 Top: 4667 Side: 2899**  
**Zone: R-1 Zone Entity: ELP**  
**SD: 3-Widefield Grd: French**  
**Mid: Watson Hi: Widefield**  
**Directions/Cross Streets: Acres: 0.14 Lot SqFt: 6,098**  
 Bradley Road East, Right onto Marabou Way, Take 3rd Left into Almont Ave., Take 1st Right onto Goulet Way.

YB: 1986 Tax/Yr:\$826/2010 SqFt Src: Assessor Records

HOA: \$0(Not Applicable) Covenants: N

Earnest:\$1,500

<b>Liv:</b> 14 X 14 M	<b>Beds:</b> 3	<b>Tot SqFt:</b> 1,492	<b>Baths:</b> 2	<b>Rgh In:</b>
<b>Din:</b> 9 X 8 M	<b>Main Lvl Bed:</b> N	<b>Fin SqFt:</b> 1,492	<b>U 5pc:</b> 0	<b>L 5pc:</b> 0
<b>Kit:</b> 11 X 10 M	<b>MBR:</b> 15 X 12 U	<b>Above Grd:</b>	<b>U Full:</b> 1	<b>L Full:</b> 0
<b>Fam:</b> 21 X 11 L	<b>2BR:</b> 12 X 9 U	<b>Upper:</b> 627	<b>U 3/4:</b> 0	<b>L 3/4:</b> 1
<b>Oth1:</b>	<b>3BR:</b> 11 X 9 U	<b>Main:</b> 475	<b>U 1/2:</b> 0	<b>L 1/2:</b> 0
<b>Oth2:</b>	<b>4BR:</b> 0 X 0	<b>Lower:</b> 390	<b>M 5pc:</b> 0	<b>B 5pc:</b> 0
<b>Oth3:</b>	<b>5BR:</b> 0 X 0	<b>% Lwr Fin:</b> 100%	<b>M Full:</b> 0	<b>B Full:</b> 0
<b>Pat:</b> 19 X 10	<b>Office:</b>	<b>Basement:</b> 0	<b>M 3/4:</b> 0	<b>B 3/4:</b> 0
<b>Garage #:</b> 1		<b>% Bas Fin:</b> 0%	<b>M 1/2:</b> 0	<b>B 1/2:</b> 0
<b>Gar Typ:</b> Attached			<b>Baths Totals:</b>	
			5pc:0 Full:1	
			3/4:1 Half:0	

Legal: Lot 31 Blk 3 Pheasant Run Ranch Fil No 2

**Exterior Amenities:**

~GARAGE AMEN: Garage Door Opener ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: Tri-Level  
 ~BSMT/FND: Crawl Space ~STRUCTURE: Wood Frame ~SIDING: Brick, Masonite Type ~ROOF: Composite Shingle ~WINDOW: Vinyl  
 ~PATIO/DECK DESC: Concrete, Covered ~DRIVEWAY: Concrete ~FENCE: All, Rear

**Interior Amenities:**

~FIREPLACE: None ~HEAT/AIR: Forced Air ~ENTRY: Closet, Ceramic Tile ~FLOORS: Carpet, Ceramic Tile, Wood ~APPLIANCES:  
 Dishwasher, Disposal, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Self Cleaning Oven ~MISC INTERIOR: 6-Panel Doors  
 ~MASTER BED AMENITIES: Bath Adjoins, Carpet ~LIVING DESC: Formal, Walk-out, Wood, See Property Description Remarks ~DINING  
 DESC: KIT/DR Combo ~DINING ATMOSPHERE: Walk-out, See Property Description Remarks ~KITCHEN DESC: Counter Top-Stone,  
 Gourmet, Walk-out, Wood ~FAMILY DESC: Carpet ~LAUNDRY: Lower, Electric Hook-up ~MISC ITEMS: Auto Sprinkler System, High Speed  
 Internet Avail., Kitchen Pantry, Home Warranty

**Lot Information:**

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

**Property Description:****Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$160,000 ~REQ NOTICES:  
Not Applicable ~EXTRAS: Mirrors in both Bathrooms

**Property Remarks:**

Minutes from Fort Carson and Peterson AFB, this three bedroom, two bath split level is move-in ready. Home boasts a gorgeous new kitchen with 42" espresso stained maple cabinets, granite countertops, subway tile backsplash and stainless steel appliances. Completely renovated bathrooms with granite tops and undermount sinks. Covered patio, landscaped back yard with mountain views. Refinished hardwood floor, new paint, carpet, tile, six-panel doors with brushed nickel hardware and light fixtures. New windows and new furnace. Just minutes from Fort Carson and Peterson AFB, this fabulous renovation needs to be seen to be truly appreciated. Located in a terrific neighborhood, this three bedroom, two bath split level is absolutely move-in ready. This home boasts a gorgeous new kitchen with 42" espresso stained maple cabinets, granite countertops, subway tile backsplash and stainless steel appliances, as well as completely renovated bathrooms also with granite tops and undermount sinks. Floor plan is perfect for modern living with family room adjacent to the kitchen. A sliding glass door lets in wonderful light and leads out from the dining area onto a covered patio in the newly landscaped backyard with spectacular mountain views. Interior amenities also include beautiful neutral palette, refinished hardwood floor, new paint, carpet, tile, ceiling fans, six-panel doors with brushed nickel hardware and light fixtures. Finish this off with new windows, insulated garage and garage door, exterior paint and a new furnace.

**CDOM:3**



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