



MLS#: 628574 St: ACT 1st Rgt: RES-Condominium LP: \$157,900
2142 Denton GR # 202 LP/SqFt: \$126
 Colorado Springs, CO 80919-5126 **County: El Paso**
Area: N/W Subarea: Arbors Mountain Shadows
Schedule#: 7311305032 Top: 4444 Side: 2455
Zone: PUD Zone Entity: ELP

SD: 11-Colorado Springs Grd: Trailblazer
Mid: Holmes Hi: Coronado

Directions/Cross Streets: Acres: 0.01 Lot SqFt: 436
 Flying W. Ranch/ Vindicator and Centennial. From main entrance turn Right and follow the road around, look for 2142 sign and then head to the front of the building where there is a straight set of stairs leading up to the condo.

YB: 1997 Tax/Yr:\$754/2010 SqFt Src: Realtor Measured
 HOA: \$177(Monthly) Covenants: Y Complex: The Arbors
 Management: Mountain Crest, 265-9255 HOA: Arbors at
 Mountain Shadows
 Earnest:\$2,500

Liv: 17 X 17 M	Beds: 2	Tot SqFt: 1,255	Baths: 2	Rgh In:
Din: 9 X 8 M	Main Lvl Bed: Y	Fin SqFt: 1,255	U 5pc: 0	L 5pc: 0
Kit: 10 X 10 M	MBR: 14 X 13 M	Above Grd:	U Full: 0	L Full: 0
Fam: 0 X 0	2BR: 13 X 12 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 0 X 0	Main: 1,255	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: 2	B Full: 0
Pat:	Office:	Basement: 0	M 3/4: 0	B 3/4: 0
Garage #: 1		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0

Legal: CONDOMINIUM UNIT 202 BUILDING 2142 IN THE ARBORS AT MOUNTAIN SHADOWS-A CONDOMINIUM
COMMUNITY PH III IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED 9/25/02 REC # 202162700
Baths Totals: 5pc:0 Full:2 3/4:0 Half:0

Exterior Amenities:

~GARAGE AMEN: Garage Door Opener, Oversized ~GARAGE REMOTES: 1 ~CONSTRUCTION: Existing Home ~FLOOR PLAN: Raised Ranch
 ~BSMT/FND: Not Applicable ~STRUCTURE: Wood Frame ~SIDING: Stone, Stucco ~WINDOW: Aluminum ~DRIVEWAY: Paved

Interior Amenities:

~FIREPLACE: Gas ~HEAT/AIR: Central Air, Forced Air, Natural Gas ~ENTRY: Ceramic Tile, Closet ~FLOORS: Carpet, Ceramic Tile, Vinyl/Linoleum
 ~APPLIANCES: Dishwasher, Disposal, Downdraft Range, Dryer, Microwave Oven, Refrigerator, Self Cleaning Oven, Washer
 ~MISC INTERIOR: Vaulted Ceilings ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES: Ceramic Tile, Tub/Shower ~MASTER BED AMENITIES: Bath Adjoins, Walk-in Closet
 ~LIVING DESC: Carpet, Fireplace, Great Room ~DINING DESC: LR/DR Combo ~KITCHEN DESC: Counter Bar ~LAUNDRY: Main
 ~MISC ITEMS: Breakfast Bar, HOA Required \$, Kitchen Pantry, Window Coverings

Lot Information:

~LOT DESC: Level, Mountain View, View of Rock Formations ~LOT LOCATION: Hiking Trail, Near Fire Station, Near Park, Near Schools, Near Shopping Center
 ~LANDSCAPED: All ~UTILITY: Cable, Electricity, Natural Gas, Telephone ~WATER: Municipal ~SANITATION: Sewer
 ~WELL PERMIT: N

Property Description:

~UNIT DESC: Inside Unit, Second Floor ~FEE INCLUDES: Common Utilities, Exterior Maintenance, Insurance, Lawn, Management, Snow Removal, Trash Removal ~COMPLEX AMENITIES/RSTR: Club House, Green Areas, Landscape Maintenance, Pets Allowed, Pool, Recreation Room, Spa

Offers/Financials:

~TERMS OFFERED: Cash, Conventional ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$157,900 ~OPT NOTICES: See Show/Agent Remarks ~REQ NOTICES: Agent/Owner

Property Remarks:

Beautiful condo located in a desirable area of the Mountain Shadows community. This condo does NOT back up to Flying W Ranch or Centennial. Newer appliances and fixtures throughout and neutral interior colors. On the second level with views of the Ute Valley Bluffs and Front Range Mts. Vaulted ceilings throughout. Attached garage and ample parking throughout the complex. This condo has been a great rental unit for 2 years and is desired for those who work in the Garden of the Gods area.

CDOM:181



