

**MLS#:** 568067[6250 Waterfall LP](#)

Manitou Springs, CO

Area: MAN**Schedule#:** 7418000121**Legal Description:** Site NO S-18(VR)Site Add to Crystal Park Sub. No.2**Zone:** PUD**Sch Dist:** 14-Manitou Springs**Middle:** Manitou Springs**St: A** RES-Single Family**BSA:****Zip:** 80829 2852**Top:** 4233**Zone Entity:** ELP**Grade:** Manitou Springs**High:** Manitou Springs**LP:** \$ 450,000**County:** El Paso**SubArea:** Crystal Park**Side:** 2777**Room Sizes****Living:** 22 x 15 U**Dining:** 15 x 15 M**Kitchen:** 15 x 9 M**Family:****Patio/Deck:** 34 x 13**Other 1:** 19 x 7 U**Other 2:** x**Other 3:** x**Office:** U**Bedrooms****Beds:** 3**MBR:** 21 x 13 U**2BR:** 17 x 11 M**3BR:** 14 x 13 L**4BR:****5BR:****Square Feet****Total SqFt:** 2600**Finished SqFt:** 2600**Above Grade SqFt:****Upper:** 1024**Main:** 1024**Lower:** 0**% Lower Finished:** 0**Basement:** 552**% Basement Finished:** 100**SqFt Source:** Assessor Records**Bathrooms****Baths:** 3**Upper:** 1 F**Main:** 2 FT**Lower:** 0 N**Basement:** 0 N**5pc:** 0**Full:** 2**3/4:** 1**Half:** 0**Rough In:****Year Built:** 1979**Other Rooms Descriptions:****Other Room 1 Description:** study/office**Other Room 2 Description:****Other Room 3 Description:****Exterior Amenities:****Garage #:** 2 **Garage Type:** Attached **Garage Amenities:** Garage Door Opener **Garage Remotes:** 2 **Construction Status:** Existing Home **Floor Plan:** 2 Story **Bsmt/Foundation:** Walk Out **Structure:** Wood Frame **Siding:** Wood **Roofing:** Composite Shingle **Window Type:** Storm Window, Wood**Patio/Deck Description:** Composite **Drive Way:** Concrete **OutBuilding:** Storage Shed**Interior Amenities:****Fireplace:** Free-standing, One, Stove, Upper, Wood **Heat/Air:** Baseboard, Ceiling Fan, Electric, Solar Passive, Wood **Entry:** Ceramic Tile, Closet **Floors:** Carpet, Ceramic Tile, Parquet, Wood **Appliances:** Dishwasher, Disposal, Dryer, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Washer**Miscellaneous Interior:** Skylight (s) **Master Bath Amenities:** Ceramic Tile, Double Vanity, Tub/Shower **Master Bed Amenities:** Bath Adjoins, Carpet, Dressing Area, Sitting Area, Walk-in Closet **Living Room Description:** Built-ins, Carpet, Fireplace, Walk-out **Dining Room Description:** KIT/DR Combo**Dining Room Atmosphere:** Carpet, Dining Area, French Doors **Kitchen Description:** Counter Bar, Wood **Laundry Facilities:** Electric Hook-up, Main**Miscellaneous Items:** High Speed Internet Avail., HOA Required \$, Hot Tub/Spa, Window Coverings **Rented Equipment:** Satellite Dish**Lot Information:****Acres:** 0.70 **Lot SqFt:** 30492 **Lot Description:** 360-degree View, Backs to Open Space, City View, Hillside, Lake/Stream, Mountain View, Trees/Woods, View of Rock Formations **Lot Location:** Hiking Trail **Existing Utility:** Electricity, Telephone **Existing Water:** Spring **Sanitation:** Septic **Existing Well****Permit:** N**Property Description:****Association Dues:** \$ 125 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Covenant Enforcement, Management, Snow Removal, Trash Removal **Complex Amenities/Restrictions:** Club House, Green Areas, Lake/Pond, Pets Allowed, Playground, Pool, Tennis **HOA Name:** Crystal Park HOA **HOA Phone:** 685-9729**Offers/Financials:****Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 5,000 **Assumable Loan:** N **Equity:** \$ 450,000 **Tax:** \$ 1,895 **Tax****Year:** 2010 **PPMLS Required Notices:** Not Applicable**Exclusions:****Extras:****Property Description Remarks:**

Unique mountain home in the gated community of Crystal Park. Enjoy the privacy & spectacular 360 degree mountain & city views! 4 large composite deck areas allow for maximum appreciation of these fantastic views! Located above the Park s famous waterfall and surrounded by pine and aspen trees, this 3 bed/3 bath home features: private decks off Master suite and Guest bedroom, private trout pond and stream and beautiful rock walls. This home is impeccably maintained and owner has kept extensive records.

[Property Desc Supplemental Remarks](#)**Directions/Cross Streets:**

Manitou Ave to Crystal Park Road.

Sold Information:

Sold Price : \$

Sold Date :

Sold Terms:

CDOM: 7

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Media	Type	Description (if available)
#1 - www.imagem...	Virtual Tour	
#2 - Closing In...	Acrobat PDF	Closing Instructions
#3 - SFD -6250 ...	Acrobat PDF	SFD
#4 - SoW Add -6...	Acrobat PDF	Source of Water
#5 - Map to Hou...	Acrobat PDF	Map







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