



**MLS#: 713692 St: ACT 1st Rgt: RES-Single Family LP: \$489,900**  
**6928 Lady Bug LN LP/SqFt: \$142**  
 Manitou Springs, CO 80829-3823 **County: El Paso**  
**Area: MAN Subarea: Crystal Park**  
**Schedule#: 7418000112 Top: 4233 Side: 2777**  
**Zone: PUD Zone Entity: ELP**  
**SD: 14-Manitou Springs Grd: Manitou Springs**  
**Mid: Manitou Springs Hi: Manitou Springs**  
**Directions/Cross Streets: Acres: 0.7 Lot SqFt: 30,492**  
 South on Crystal Park Rd from the intersection with Manitou Ave - Approx 1.5 miles to gate - proceed approx 7 miles on paved road to pond - stay right on Eagle Mountain Road - stay straight onto Lady Bug Lane - first house on right

YB: 2004 Tax/Yr:\$1,934/2010 SqFt Src: Assessor Records

HOA: \$125(Monthly) Covenants: Y

Earnest:\$3,000

<b>Liv:</b> 25 X 18 M	<b>Beds:</b> 4	<b>Tot SqFt:</b> 3,447	<b>Baths:</b> 3	<b>Rgh In:</b> 0
<b>Din:</b> 15 X 14 M	<b>Main Lvl Bed:</b> Y	<b>Fin SqFt:</b> 3,382	<b>U 5pc:</b> 0	<b>L 5pc:</b> 0
<b>Kit:</b> 11 X 13 M	<b>MBR:</b> 16 X 16 M	<b>Above Grd:</b> 2,154	<b>U Full:</b> 0	<b>L Full:</b> 0
<b>Fam:</b> 28 X 15 B	<b>2BR:</b> 14 X 11 M	<b>Upper:</b> 189	<b>U 3/4:</b> 0	<b>L 3/4:</b> 0
<b>Oth1:</b> 12 X 8 B	<b>3BR:</b> 12 X 8 U	<b>Main:</b> 1,965	<b>U 1/2:</b> 0	<b>L 1/2:</b> 0
<b>Oth2:</b> 22 X 13 B	<b>4BR:</b> 14 X 12 B	<b>Lower:</b> 0	<b>M 5pc:</b> 1	<b>B 5pc:</b> 0
<b>Oth3:</b>	<b>5BR:</b> 0 X 0	<b>% Lwr Fin:</b> 0%	<b>M Full:</b> 0	<b>B Full:</b> 0
<b>Pat:</b> 28 X 15	<b>Office:</b>	<b>Basement:</b> 1,293	<b>M 3/4:</b> 1	<b>B 3/4:</b> 1
<b>Garage #:</b> 2		<b>% Bas Fin:</b> 95%	<b>M 1/2:</b> 0	<b>B 1/2:</b> 0
<b>Gar Typ:</b> Attached			<b>Baths Totals:</b>	
			5pc: 1 Full: 0	
			3/4: 2 Half: 0	

Legal: Site S-220(R) Site Add To Crystal Park Sub No 2

**Exterior Amenities:**

~GARAGE AMEN: Garage Door Opener, Oversized, Workshop ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~MODEL: Custom Built ~FLOOR PLAN: Raised Ranch ~BSMT/FND: Garden Level, Walk Out ~STRUCTURE: Wood Frame ~SIDING: Stucco ~ROOF: Composite Shingle ~WINDOW: Vinyl ~PATIO/DECK DESC: Composite ~DRIVEWAY: Gravel

**Interior Amenities:**

~FIREPLACE: Main, One, See Property Description Remarks, Wood ~HEAT/AIR: Ceiling Fan, Forced Air, Propane, Solar Passive, Wood ~ENTRY: Covered, Double Doors, Wood ~FLOORS: Carpet, Ceramic Tile, Vinyl/Linoleum, Wood ~APPLIANCES: 220v in Kitchen, Dishwasher, Disposal, Dwdraft Range, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Self Cleaning Oven ~MISC INTERIOR: 6-Panel Doors, 9Ft + Ceilings, French Doors, Great Room, Skylight (s), Vaulted Ceilings ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES: Ceramic Tile, Double Vanity, Fireplace, Jetted Tub ~MASTER BED AMENITIES: Bath Adjoins, Carpet, Fireplace, Sitting Area, Walk-in Closet ~LIVING DESC: Built-ins, Carpet, Ceramic Tile, Fireplace, Great Room, Wood ~DINING DESC: KIT/DR Combo ~DINING ATMOSPHERE: Ceramic Tile, Dining Area ~KITCHEN DESC: Ceramic Tile, Counter Bar, Counter Top-Tile, Wood ~FAMILY DESC: Carpet, Ceramic Tile, Walk-out, Wet Bar ~LAUNDRY: Electric Hook-up, Main ~MISC ITEMS: Electric Gate, HOA Required \$, Home Theatre ~OTHER 1 DESC: Exercise Room ~OTHER 2 DESC: Theater Room

**Lot Information:**

~LOT DESC: City View, Cul-de-sac, Foothill, Mountain View, View of Rock Formations, Trees/Woods ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL TYPE: Household ~WELL PERMIT: Y ~PERMIT #: 59943-F ~WELLS: 1

**Property Description:**

~FEE INCLUDES: Covenant Enforcement, Management, Security, Snow Removal, Trash Removal

**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA, Other ~POSS TERMS: DOD ~EM PROM NOTE ACCT: N ~ASSUMABLE LOAN: N  
~EQUITY:\$489,900 ~REQ NOTICES: Agent/Owner ~EXTRAS: refrigerator and theater room electronics negoatiable

**Property Remarks:**

When you arrive at this unique home perched near the summit of Eagle Mountain take some time to view your surroundings. The over 180 degree view from Ute Pass to Garden of the Gods to the mountains to the south (The Craggs, Mt. Arthur, Mt. Garfield, and Cameron's Cone) is perhaps one of the most stunning and awe inspiring to be found in all of El Paso county. The lot provides plenty of sunshine for the house yet provides seclusion by way of the surrounding forest. See SUPPLEMENTAL REMARKS Note the impressive great room with a soaring cathedral ceiling and a wall of windows facing the breathtaking city views. The rustic-yet-modern feel of the home is accentuated by the floor-to-ceiling rock fireplace surround which encloses a highly efficient 'Fireplace Xtrodinair'. This fireplace can heat the upper level and, combined with passive solar, can greatly reduce propane consumption. A private, master suite resides in a separate wing and boasts a tray ceiling, see-through gas fireplace, walk-in closet with custom built storage and adjacent laundry facilities, and French doors which lead to a deck overlooking the city. The adjoining 5-piece master bath features an enclosed tile shower, jetted tub, and double vanities. The 2nd bedroom is located on the main level adjacent to a three-quarter bathroom and the 3rd, loft style bedroom is located on the upper level. The kitchen features a walk-in pantry and a breakfast bar which offers a functional alternative to your dining room table. The garden level, walk-out basement features 9ft ceilings, a recreation room with full wet bar, a 4th bedroom, and a three quarter bath. The large theater room is wired for 7.1 surround sound and projector.

CDOM:37



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Exterior west facing side



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Entry Foyer



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Great Room with floor-to-ceiling rock fireplace



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View from wall-of-windows in great room



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Upper level loft bedroom/office



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Master Bedroom with see through gas fireplace

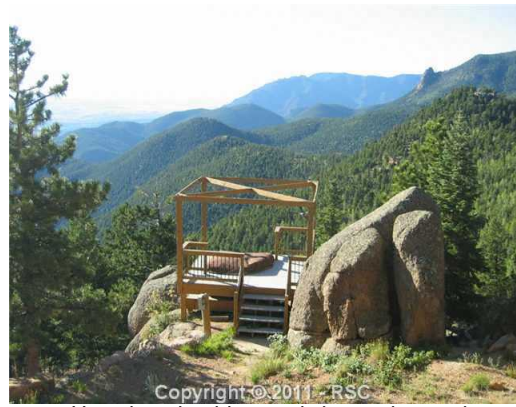


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Master bath room w/ jetted tub and city view



Copyright © 2011 - RSC  
Recreation room with full wet bar



Copyright © 2011 - RSC  
Hot tub on boulders and view to the south



Copyright © 2011 - RSC  
City view with rainbow (a common occurrence)



Copyright © 2011 - RSC  
Large deck off of kitchen/dining room and view to the north



Copyright © 2011 - RSC  
Kitchen w/ breakfast bar



Copyright © 2011 - RSC  
Southern city view



Copyright © 2011 - RSC  
Weather over Colorado Springs



Copyright © 2011 - RSC  
Winter view of Garden of the Gods