



MLS#: 664833 St: ACT 1st Rgt: RES-Single Family LP: \$309,000
6219 Derby Rock LP LP/SqFt: \$238
 Manitou Springs, CO 80829 **County: El Paso**
Area: MAN Subarea: Crystal Park
Schedule#: 7418000042 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: 0.61 Lot SqFt: 26,572
 Manitou Ave, South to Crystal Park gate. Take Crystal Park Rd to pond, left onto Palmer Trail to Derby Rock Loop. Travel up Derby Rock Lp to top of hill and Derby Rock Lp will veer left. Take first left, straight to the home.

YB: 1978 Tax/Yr:\$812/2008 SqFt Src: Realtor Measured
 HOA: \$135(Monthly) Covenants: Y HOA: Crystal Park
 HOA, 685-9729

Earnest:\$2,000

Liv: 19 X 15 M	Beds: 2	Tot SqFt: 1,300	Baths: 2	Rgh In:
Din: 12 X 14 M	Main Lvl Bed: Y	Fin SqFt: 1,300	U 5pc: 0	L 5pc: 0
Kit: 14 X 11 M	MBR: 16 X 12 M	Above Grd:	U Full: 0	L Full: 0
Fam: 0 X 0	2BR: 18 X 10 M	Upper: 180	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 0 X 0	Main: 1,120	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: 1	B Full: 0
Pat:	Office:	Basement: 0	M 3/4: 1	B 3/4: 0
Garage #: 0		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: None			Baths Totals:	
			5pc:0 Full:1	
			3/4:1 Half:0	

Legal:SITE NO S-23 CRYSTAL PARK SUB NO 2

Exterior Amenities:

~CONSTRUCTION: Existing Home ~FLOOR PLAN: 1.5 Story ~BSMT/FND: Crawl Space ~STRUCTURE: Wood Frame ~SIDING: Other
 ~ROOF: Composite Shingle ~WINDOW: Vinyl ~PATIO/DECK DESC: Wood Deck

Interior Amenities:

~FIREPLACE: Main, Masonry, One, Wood ~HEAT/AIR: Baseboard, Ceiling Fan, Electric, Solar Passive, Wood ~ENTRY: Ceramic Tile, Covered
 ~FLOORS: Carpet, Ceramic Tile, Wood ~APPLIANCES: 220v in Kitchen, Dishwasher, Dryer, Gas in Kitchen, Kitchen Vent Fan, Microwave
 Oven, Range Oven (Gas/Elec), Range Top (Gas/Elec), Refrigerator, Self Cleaning Oven, Washer ~MISC INTERIOR: 6-Panel Doors, 9Ft + Ceilings,
 Great Room, Vaulted Ceilings ~GREEN FEAT ADD: Y ~MASTER BATH AMENITIES: Ceramic Tile, Tub/Shower ~MASTER BED
 AMENITIES: Walk-out, Wood ~LIVING DESC: Bookcases, Built-ins, Carpet, Fireplace, Great Room ~DINING DESC: KIT/DR Combo
 ~DINING ATMOSPHERE: Dining Area, Walk-out ~KITCHEN DESC: Counter Bar, Wood, Counter Top-Stone ~LAUNDRY: Electric Hook-up,
 Main ~MISC ITEMS: Breakfast Bar, High Speed Internet Avail., HOA Required \$, Kitchen Pantry, Window Coverings

Lot Information:

~LOT DESC: 360-degree View, Backs to Open Space, City View, Level, Mountain View, Trees/Woods, View of Rock Formations ~UTILITY:
 Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL PERMIT: Y ~PERMIT #: 37137F ~WELLS: 1

Property Description:

~FEE INCLUDES: Covenant Enforcement, Management, Snow Removal, Trash Removal ~COMPLEX AMENITIES/RSTR: Club House, Green Areas, Lake/Pond, Pets Allowed, Playground, Pool, Tennis

Offers/Financials:

~TERMS OFFERED: Cash, Conventional ~POSS TERMS: DOD ~EM PROM NOTE ACCT: Y ~ASSUMABLE LOAN: N
~EQUITY:\$309,000 ~REQ NOTICES: Agent/Owner

Property Remarks:

Enchanted mtn cabin/full time home. Totally renovated inside and out. Live, train and enjoy true mtn living at 8600ft. E/Z access, privacy. Tremendous city and mtn views. Hardwood floors, wood burning furnace, heated floors in baths, concrete siding. Passive solar. Massive boulders. Hiking, fishing, swimming, tennis, volleyball within walking distance. If the outdoors matters then this is it!

CDOM:569



