

**MLS#:** 464105[1255 Scrub Oak RD](#)

Manitou Springs, CO

**Area:** MAN**Schedule#:** 7408000063**Legal Description:** SITE S-181(R) SITE ADD TO CRYSTAL PARK SUB NO 2**Zone:** PUD**Sch Dist:** 14-Manitou Springs**Middle:****St:** S

RES-Single Family

**Zip:** 80829**BSA:****Top:** 4333**Zone Entity:** ELP**Grade:****High:****LP:** \$ 245,000**County:** El Paso**SubArea:** Crystal Park**Side:** 2677**Room Sizes****Living:** 21 x 19 M**Dining:** 16 x 12 M**Kitchen:** 12 x 11 M**Family:** 21 x 11 B**Patio/Deck:** x**Other 1:** 12 x 12 B**Other 2:** x**Other 3:** x**Office:****Year Built:** 2003**Bedrooms****Beds:** 4**MBR:** 27 x 18 U**2BR:** 16 x 12 M**3BR:** 12 x 11 M**4BR:** 14 x 12 B**5BR:****Square Feet****Total SqFt:** 3004**Finished SqFt:** 3004**Above Grade SqFt:** 2392**Upper:** 884**Main:** 1508**Lower:** 0**% Lower Finished:** 0**Basement:** 612**% Basement Finished:** 100**SqFt Source:** Assessor Records**Bathrooms****Baths:** 2**Upper:** 1 F**Main:** 1 F**Lower:** 0 N**Basement:** 0 N**5pc:** 0**Full:** 2**3/4:** 0**Half:** 0**Rough In:****Other Rooms Descriptions:****Other Room 1 Description:** Office / Craft**Other Room 2 Description:****Other Room 3 Description:****Exterior Amenities:****Garage Type:** None **Construction Status:** Existing Home **Floor Plan:** 1.5 Story **Bsmt/Foundation:** Garden Level, Partial Basement **Structure:** Wood Frame**Interior Amenities:****Fireplace:** Main **Heat/Air:** Baseboard, Hot Water, Propane, Wall **Laundry Facilities:** Basement**Lot Information:****Acres:** 0.70 **Lot SqFt:** 30492 **Lot Description:** Mountain View, Sloping, Trees/Woods **Existing Utility:** Cable, Electricity, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Well Type:** Household/Domestic **Existing Well Permit:** Y **Well Permit#:** 61862 **Wells Total:** 1**Property Description:****Association Dues:** \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **HOA Name:** Crystal Park HOA **HOA Phone:** 719-685-9729 **Occupied:** None**Offers/Financials:****Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 3,000 **Assumable Loan:** N **Equity:** \$ 245,000 **Tax:** \$ 2,713 **Tax Year:** 2007**Exclusions:****Extras:****Property Description Remarks:**

Unfinished home that needs work. The back deck is unsafe - do not go onto. Very private lot with driveway which splits into 2 drives going to upper and lower level of home.\*\*\*\*\*GATED COMMUNITY\*\*\*\*\*MUST BE ACCOMPANIED WITH TO ENTER COMMUNITY\*\*\*\*\*

**Property Desc Supplemental Remarks****Directions/Cross Streets:**

Manitou Boulevard to Crystal Park Rd. Go South onto Crystal Park Road. Go past the Gate Entrance. Turn SHARP RIGHT onto SCRUB OAK RD (Portions unpaved).

**Sold Information:****Sold Price :** \$ 220,000**Sold Date :** 10/23/2008**Sold Terms:** CASH**CDOM:** 315**MLS#:** 464105

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Media	Type	Description (if available)
<a href="#">#1 - Scrub Oak ...</a>	Acrobat PDF	Deck/Retaining Wall Engineers Observation Report
<a href="#">#2 - Scrub Oak ...</a>	Acrobat PDF	Sq Ft Disc





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