



MLS#: 560160
[305 Shelter Rock RD](#)

Manitou Springs, CO

Area: MAN

Schedule#: 7418000041

Legal Description: SITE NO S-193, CRYSTAL PARK SUB NO 2

Zone: PUD

Sch Dist: 14-Manitou Springs

Middle: Manitou Springs

St: S RES-Single Family

Zip: 80829

BSA:

Top: 4233

Zone Entity: ELP

Grade: Manitou Springs

High: Manitou Springs

LP: \$ 275,000

County: El Paso

SubArea: Crystal Park

Side: 2777

Room Sizes

Living: 19 x 19 M

Dining: 12 x 11 M

Kitchen: 15 x 11 M

Family:

Patio/Deck: 45 x 7

Other 1: x

Other 2: x

Other 3: x

Office:

Year Built: 1985

Bedrooms

Beds: 5

MBR: 13 x 12 U

2BR: 13 x 11 U

3BR: 9 x 9 U

4BR: 13 x 10 B

5BR: 12 x 10 B

Square Feet

Total SqFt: 1866

Finished SqFt: 1866

Above Grade SqFt:

Upper: 644

Main: 780

Lower: 0

% Lower Finished: 0

Basement: 442

% Basement Finished: 100

SqFt Source: Realtor Measured

Bathrooms

Baths: 4

Upper: 2 FH

Main: 1 H

Lower: 0 N

Basement: 1 F

5pc: 0

Full: 2

3/4: 0

Half: 2

Rough In:

Other Rooms Descriptions:

Other Room 1 Description:

Other Room 2 Description:

Other Room 3 Description:

Exterior Amenities:

Garage #: 1 **Garage Type:** Attached **Garage Amenities:** Oversized **Construction Status:** Existing Home **Floor Plan:** 3 Story **Bsmt/Foundation:** Walk Out
Structure: Wood Frame **Siding:** Masonite Type **Roofing:** Composite Shingle **Window Type:** Vinyl, Wood **Patio/Deck Description:** Wood Deck **Drive Way:**
 Gravel **Fence:** None **Alley:** None

Interior Amenities:

Fireplace: Main, Stove **Heat/Air:** Baseboard, Electric **Entry:** Carpet **Floors:** Carpet **Appliances:** 220v in Kitchen, Dishwasher, Microwave Oven, Range Oven
 (Gas/Elec), Refrigerator **Master Bath Amenities:** Carpet **Master Bed Amenities:** Bath Adjoins, Carpet **Living Room Description:** Carpet, Fireplace **Dining
 Room Description:** LR/DR Combo **Dining Room Atmosphere:** Carpet **Kitchen Description:** Carpet, Counter Bar **Laundry Facilities:** Electric Hook-up, Main
Miscellaneous Items: HOA Required \$, Kitchen Pantry

Lot Information:

Acres: 0.60 **Lot SqFt:** 26136 **Lot Description:** 360-degree View, City View, Foothill, Mountain View, Trees/Woods, View of Rock Formations **Existing Utility:**
 Electricity, Telephone **Existing Water:** Well **Sanitation:** Septic **Well Type:** Household/Domestic **Existing Well Permit:** Y **Well Permit#:** 27711 **Wells Total:**
 1

Property Description:

Association Dues: \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Covenant Enforcement, Management, Snow Removal **Complex
 Amenities/Restrictions:** Club House, Green Areas, Lake/Pond, Pets Allowed, Playground, Pool, Tennis **HOA Name:** Crystal Park HOA **HOA Phone:** 685-9729
Occupied: Owner

Offers/Financials:

Terms Offered: Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 3,000 **Assumable Loan:** N **Equity:** \$ 275,000 **Tax:** \$ 1,196 **Tax Year:**
 2007

Exclusions:

Extras:

Property Description Remarks:

Castle like setting amongst massive boulders. Views in every direction. Fantastic site in a private community. Solid home that needs your energy and creativity to
 make this home a show piece. Enough bedrooms and bathrooms that this home can serve as a family get away

Property Desc Supplemental Remarks

Directions/Cross Streets:

Manitou Ave. to Crystal Park Road to guard house. Travel up main paved road 6.2 miles to the lake. Left onto Palmer Trail, then Right on Shelter Rock Road.

Sold Information:

Sold Price : \$ 233,000

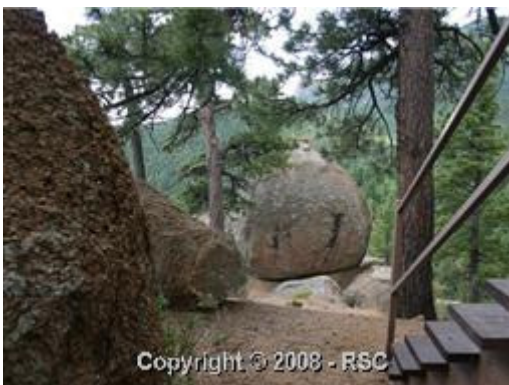
Sold Date : 10/28/2008

Sold Terms: CONV

CDOM: 61

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