



**MLS#:** 638483 **St:** A LND **LP:** \$ 105,000  
[353 Lost Cabin RD](#) **County:** ELP  
 Manitou Springs, CO **Zip:** 80829  
**Area:** MAN **BSA:** **SubArea:** Crystal Park  
**Schedule#:** [7409](#) **Top:** 4334 **Side:** 2677  
**Legal Description:** Membership 248, Site 353, Crystal Park Sub. No.2  
**Zone:** PUD **Zone Entity:** ELP  
**Sch Dist:** 14-Manitou Springs **Grade:** Manitou Springs  
**Middle:** Manitou Springs **High:** Manitou Springs

[Pictures](#)

**Lot Information:**

**Acres:** 0.70 **Lot SqFt:** 30,492 **Lot Description:** Mountain View, View of Rock Formations **Nearest Town:** Manitou Springs **Utilities at Property Line:** None  
**Available Sanitation:** Septic Required **Available Water:** Well **Existing Water:** Well-capped **Wells Total:** 1 **Well Type:** Household **Existing Well Permit:** Y  
**Well Permit#:** 59761-F

**Property Description:**

**Association Dues:** \$ 105 **Dues Frequency:** Monthly **HOA Name:** Crystal Park HOA **HOA Phone:** 685-9729 **Restrictions:** Architectural Control, No Mobile  
**Topography:** Level, Rock Outcroppings **Vegetation:** Aspen, Lightly Treed, Pines **Extra Features:** HOA Required \$, Protective Covenants

**Offers/Financials:**

**Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Close/Title Company:** Stewart Title **Earnest Money:** \$ 1,000 **Earnest Holder:** Stewart Title  
**Assumable Loan:** N **Equity:** \$ 105,000 **Tax:** \$ 1 **Tax Year:** 2010 **PPMLS Required Notices:** Not Applicable

**Exclusions:**

**Extras:**

**Property Description Remarks:**

EASY ACCESS INTO THIS E/Z BUILD LOT. VIEWS OF THE SURROUNDING MOUNTAINS AND WALK TO COMMUNITY RECREATION FACILITIES. SAFE, PRIVATE ENVIRONMENT. WATER WELL IN PLACE. ENJOY THE SERENITY AND NATURE THIS MOUNTAIN COMMUNITY PROVIDES.

**Directions/Cross Streets:**

Manitou Springs to Crystal Park Road.

<b>Office ID#:</b> 00001422	Pappas Davis Real Estate	(719)685-3117	<b>Fax:</b> (719)685-9155
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<b>Co-List ID#:</b> 010982	Ed O. Davis	(719)685-3333	<b>Add'l Ph:</b> (719)243-0981
<b>TB:</b> %,5%	<b>BA:</b> %,5%	<b>TA:</b> ERS	<b>SL:</b> FS
		<b>Var:</b> N	<b>VOW:</b> Y
			<b>Blog:</b> N
			<b>AVM:</b> N
			<b>Elect Ad:</b> A
			<b>Display Address:</b> Y

**Appt Cont:** 685-3117 Office

**Incentives:**

**Show/Agent Remarks:** Private Gated Community. Restricted Gate Hours. Listing Broker will Arrange Access.

**Sold Information:**

**Sold Broker:**

**Sold Salesman:**

**Sold Price :** \$

**Orig LP:** \$ 105,000

**Sold Concessions:**

**Quality of Below Grade Interior Finish:**

**Sold Remarks:**

**Personal Property Included:**

**MLS#:** 638483

**Fax:**

**Add'l Ph:**

**DOM:** 31

**CDOM:** 31

**Sold Date :**

**Off Mkt Date:**

**Sold Terms:**

**Contingent Date:**

MLS#: 638483





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