

**MLS#:** 632874**4545 Crystal Park RD**

Manitou Springs, CO

Area: MAN**Schedule#:** 7417000017**Legal Description:** Site S-162 Crystal Park sub # 2**Zone:** PUD**Sch Dist:** 14-Manitou Springs**Middle:****St:** A RES-Single Family**Zip:** 80829 2893**BSA:****Top:** 4333**Zone Entity:** MAN**Grade:****High:****LP:** \$ 359,900**County:** El Paso**SubArea:** Crystal Park**Side:** 2777**Room Sizes****Living:** 19 x 18 M**Dining:** 13 x 12 M**Kitchen:** 14 x 12 M**Family:****Patio/Deck:** 52 x 14**Other 1:** 8 x 8 M**Other 2:** x**Other 3:** x**Office:****Year Built:** 1983**Bedrooms****Beds:** 3**MBR:** 16 x 12 M**2BR:** 16 x 11 M**3BR:** 19 x 14 B**4BR:****5BR:****Square Feet****Total SqFt:** 2017**Finished SqFt:** 2017**Above Grade SqFt:** 1633**Upper:** 0**Main:** 1633**Lower:** 0**% Lower Finished:** 0**Basement:** 384**% Basement Finished:** 100**SqFt Source:** Vendor Public Record**Bathrooms****Baths:** 2**Upper:** 0 N**Main:** 2 FT**Lower:** 0 N**Basement:** 0 N**5pc:** 0**Full:** 1**3/4:** 1**Half:** 0**Rough In:****Other Rooms Descriptions:****Other Room 1 Description:** Tiled airlock entry**Other Room 2 Description:****Other Room 3 Description:****Exterior Amenities:****Garage #:** 1 **Garage Type:** Attached **Garage Amenities:** Oversized **Construction Status:** Existing Home **Floor Plan:** Raised Ranch **Bsmt/Foundation:** Crawl Space, Garden Level, Partial Basement, Slab **Structure:** Log **Siding:** Log **Roofing:** Composite Shingle **Window Type:** Wood **Patio/Deck Description:** Composite **Drive Way:** Gravel **Fence:** Community **Alley:** None**Interior Amenities:****Fireplace:** Main, One, Wood **Heat/Air:** Baseboard, Electric **Entry:** Covered, Tile **Floors:** Carpet, Tile, Wood **Appliances:** 220v in Kitchen, Dishwasher, Disposal, Dryer, Microwave Oven, Range Oven (Gas/Elec), Self Cleaning Oven, Washer **Miscellaneous Interior:** 6-Panel Doors, Beamed Ceilings, French Doors, Great Room, Vaulted Ceilings **Master Bath Amenities:** Ceramic Tile, Double Vanity, Free-standing Shower **Master Bed Amenities:** Bath Adjoins, Carpet, Walk-out **Living Room Description:** Bookcases, Fireplace, Great Room **Dining Room Atmosphere:** Dining Area, Walk-out **Kitchen Description:** Ceramic Tile, Counter Bar, Wood **Laundry Facilities:** Electric Hook-up, Main **Miscellaneous Items:** Breakfast Bar, High Speed Internet Avail., HOA Required \$, Kitchen Pantry, Pool, Tennis Court**Lot Information:****Acres:** 0.55 **Lot SqFt:** 23958 **Lot Description:** Backs to Open Space, Hillside, Level, Mountain View, Sloping, Trees/Woods **Lot Location:** Hiking Trail **Street Description/Access:** Private Road **Existing Utility:** Electricity, Telephone **Existing Water:** Well **Sanitation:** Septic **Existing Well Permit:** Y **Well Permit#:** 042705F **Wells Total:** 1**Property Description:****Association Dues:** \$ 125 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Common Utilities, Covenant Enforcement, Management, Security, Snow Removal, Trash Removal **Management Company:** Crystal Park **Management Company Phone:** 685-9729 **HOA Name:** Crystal Park**Offers/Financials:****Terms Offered:** Cash, Conventional, FHA, VA **Possession Terms:** DOD **Earnest Money:** \$ 4,000 **Assumable Loan:** N **Equity:** \$ 359,900 **Tax:** \$ 1,126 **Tax Year:** 2009 **PPMLS Required Notices:** Not Applicable**Exclusions:**

None

Extras:

Range ~ refrigerator ~5 fans ~ washer/dryer ~ new roof ~ new Trex deck ~

Property Description Remarks:

Open concept cedar log custom home in lower Crystal Park only 1.6 miles from the security gate ~ tongue & groove cedar wood beamed cathedral ceilings thruout main level ~ updated kitchen & baths ~ flat log interior walls ~ arches & angles ~ 2 story stone fireplace ~ glass french atrium doors ~ new full length trex deck sweeping mountain views ~ new roof ~ solid wood 6 panel doors ~ community pool, clubhouse, tennis & more ~ very private lot w/ aspen, pines, scruboak & wildlife

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

Manitou Ave to Crystal Park Rd. - go south to guard gate - go 1.6 miles from guard gate up Crystal Park Rd. just past Neeper Valley, driveway will be on right, make a sharp turn to go on driveway

Sold Information:

Sold Price : \$

MLS#: 632874

Sold Date :

Sold Terms:

CDOM: 218

MLS#: 632874

Media	Type	Description (if available)
#1 - Measuremen...	Acrobat PDF	4545
#2 - Closing In...	Acrobat PDF	4545
#3 - Seller's D...	Acrobat PDF	4545
#4 - Mold	Acrobat PDF	4545



Open concept Panabode cedar custom log rancher on private wooded .5-acre lot in the lower part only 1.6 miles from Crystal Park security gate.

8x8 tiled airlock entry with glass French doors & double glass front entry doors.



Vaulted & cathedral tongue & groove beamed wood ceilings, cedar walls, & solid wood 6-panel doors throughout entire main level.

2-story stone wood burning fireplace in living area.



Open kitchen with tile countertops & breakfast bar, hardwood floor & raised panel oak cabinets, & flows into the dining area with hardwood floor, fan

dining area with hardwood floor, fan & glass atrium doors leading out to the deck.

& glass atrium doors leading out to the deck.



Arched entrances from living room into both kitchen & dining areas.

Remodeled master bath with arched entrance, new light fixtures, tile floor, & custom tiled shower & double sinks.



Remodeled master bath also has custom tiled shower with glass block accents.

52 ft. full-length rear Trex deck with fantastic views.



Looking at the deck & view from another angle.

And still more mountain views!



Scrub oak in the early fall when leaves are just changing colors.



Private gated community with pool, clubhouse, tennis, basketball, playground, lake & over 2000 acres with only 350 owners.

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