

**MLS#:** 532546**5151 Neeper Valley RD**

Manitou Springs, CO

Area: MAN**Schedule#:** 7417000048**Legal Description:** Site S-322(R) Site Add to Crystal Park Sub No 2**Zone:** PUD**Sch Dist:** 14-Manitou Springs**Middle:** Manitou Springs**St:** S RES-Single Family**Zip:** 80829**BSA:** Top: 4333**Top:** 4333**Zone Entity:** ELP**Grade:** Manitou Springs**High:** Manitou Springs**LP:** \$ 408,876**County:** El Paso**SubArea:** Crystal Park**Side:** 2777**Room Sizes****Living:** 20 x 16 M**Dining:** 16 x 10 M**Kitchen:** 16 x 10 M**Family:** 24 x 16 B**Patio/Deck:** 30 x 12 M**Other 1:** 12 x 12 M**Other 2:** 10 x 6 M**Other 3:** x**Office:** M**Year Built:** 2004**Bedrooms****Beds:** 3**MBR:** 16 x 12 M**2BR:** 12 x 11 B**3BR:** 11 x 9 B**4BR:****5BR:****Square Feet****Total SqFt:** 2441**Finished SqFt:** 2441**Above Grade SqFt:****Upper:** 0**Main:** 1554**Lower:** 0**% Lower Finished:** 0**Basement:** 887**% Basement Finished:** 100**SqFt Source:** Assessor Records**Bathrooms****Baths:** 3**Upper:** 0 N**Main:** 2 5H**Lower:** 0 N**Basement:** 1 F**5pc:** 1**Full:** 1**3/4:** 0**Half:** 1**Rough In:****Other Rooms Descriptions:****Other Room 1 Description:****Other Room 2 Description:****Other Room 3 Description:****Exterior Amenities:**

Garage #: 3 **Garage Type:** Attached **Garage Amenities:** Garage Door Opener, Heated, Oversized, Workshop **Garage Remotes:** 2 **Construction Status:** Existing Home **Floor Plan:** Raised Ranch **Bsmt/Foundation:** Full Basement, Garden Level, Slab, Walk Out **Structure:** Wood Frame **Siding:** Stucco
Patio/Deck Description: Composite, Covered **Alley:** None

Interior Amenities:

Fireplace: Gas, Heatilator, Main, Two **Heat/Air:** Hot Water, Radiant Heat **Entry:** Closet, Wood **Floors:** Carpet, Other, Wood **Appliances:** 220v in Kitchen, Dishwasher, Disposal, Dryer, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Other, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven, Trash Compactor, Washer **Miscellaneous Interior:** 6-Panel Doors, 9Ft + Ceilings, French Doors, Great Room, Skylight (s), Vaulted Ceilings **Master Bath Amenities:** Ceramic Tile, Double Vanity, Free-standing Shower, Skylight, Tub **Master Bed Amenities:** Bath Adjoins **Living Room Description:** Built-ins, Carpet, Fireplace, Great Room, Walk-out, Wood **Dining Room Description:** LR/DR Combo **Laundry Facilities:** Main **Miscellaneous Items:** Manned Gate, Pool, RV Parking, Tennis Court, Window Coverings, Workshop

Lot Information:

Acres: 0.70 **Lot SqFt:** 30492 **Lot Description:** 360-degree View, Backs to Open Space, City View, Cul-de-sac, Lake/Stream, Mountain View, Sloping **Lot Location:** Hiking Trail, Near Park **Street Description/Access:** Gravel, Private Road **Existing Utility:** Electricity, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Existing Well Permit:** Y **Well Permit#:** 999999 **Wells Total:** 1

Property Description:

Association Dues: \$ 125 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Covenant Enforcement, Management, Security, Snow Removal, Trash Removal, See Show Agent Remarks **Complex Amenities/Restrictions:** Club House, Green Areas, Lake/Pond, Pets Allowed, Pool, RV Storage, Tennis **HOA Name:** Crystal Park HOA **HOA Phone:** 719-685-5130 **Occupied:** Owner

Offers/Financials:

Terms Offered: Cash, Conventional, VA **Possession Terms:** DOD **Earnest Money:** \$ 4,000 **Earnest Money Promissory Note Acceptable:** Y **Assumable Loan:** N **Equity:** \$ 408,876 **Tax:** \$ 2,015 **Tax Year:** 2007 **PPMLS Required Disclosures:** Not Applicable

Exclusions:

ATV snowplow is excluded.

Extras:

Chemical-free hot tub on deck, upright freezer in pantry, flatscreen TV in master bath, antique med cabinet in lower bathroom, antique linen wardrobe in lower level.

Property Description Remarks:

'CREEKSIDE LODGE,' MODERN HIGH-QUALITY CUSTOM NESTLED IN THE WOODS AT END OF PRIVATE DRIVE IN LOWER CRYSTAL PARK, LESS THAN 2 MLS FROM SECURITY GATE. FORGET LOT SIZE. THIS LOT IS AN ISLAND IN COMMON FOREST. ENJOY THE SIGHT/SOUND OF SUTHERLAND CREEK BELOW YOUR NO-MAINTENANCE DECK & STAMPED PATIO OUT BACK. CHEMICAL-FREE 'OZONATOR' HOT TUB W ABSOLUTE PRIVACY. WRAP-AROUND MNT VIEWS W ROCK FORMATIONS, LIMITED CITY VIEW. OPEN FLOORPLAN, QUALITY WINDOWS, 2 SKYLIGHTS + 2 SOLAR TUBES. REAL COLO LIVING, W CITY CLOSEBY. SEE SUPP REM.

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

1st Man Ex off H24, turn R onto Manitou Ave, 1st real stoplight L on Crystal Pk Rd, up 3 min to Gate. Inside, follow pavement up just over 1 MI, left on Neeper Valley Rd. Near end, watch for 5151 sign on right+'Harper' rock. Rt there. Hs at end of road.

Sold Information:

Sold Price : \$ 399,872

Sold Date : 9/28/2009

Sold Terms: CONV

CDOM: 167

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Media

Type

Description (if available)

[#1 - www.circle...](#)

Virtual Tour



Kitchen to left and entry hallway to the right.



Bright dining area.

Spacious kitchen includes all stainless steel appliances, with 2 dishwashers and trash compactor.



Greatroom.



Kitchen and greatroom.



Master bedroom with fireplace.



Master bath soaking tub.



Lower level family room.



Family room walk-out to patio.



View from back deck.



Crystal Park has its own lake stocked with 5-pound rainbows. No license required.



The Park's lakeside pool has recently been updated and is kept close to 90 degrees F.

The back deck overlooks Sutherland Creek and the mountains beyond. Hot tub is located on private patio below.



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