



**MLS#:** 468384 **St: A** RES-Single Family **LP:** \$ 599,900  
**6060 Big Horn RD** **Manitou Springs, CO** **County:** El Paso  
**Area:** MAN **BSA:** **Zip:** 80829 **SubArea:** Crystal Park  
**Schedule#:** 7418000067 **Top:** 4233 **Side:** 2777  
**Legal Description:** S-327 SITE S-327 **SITE ADDITION TO CRYSTAL PARK SUB NO 2**  
**Zone:** PUD **Zone Entity:** ELP  
**Sch Dist:** 14-Manitou Springs **Grade:** Manitou Springs  
**Middle:** Manitou Springs **High:** Manitou Springs

#### Room Sizes

**Living:** 18 x 17 M  
**Dining:** 20 x 13 M  
**Kitchen:** 14 x 11 M  
**Family:** 32 x 16 B  
**Patio/Deck:** 41 x 16  
**Other 1:** 12 x 8 M  
**Other 2:** x  
**Other 3:** x  
**Office:**

#### Bedrooms

**Beds:** 3  
**MBR:** 15 x 14 M  
**2BR:** 20 x 13 U  
**3BR:** 15 x 13 U  
**4BR:**  
**5BR:**

#### Square Feet

**Total SqFt:** 4176  
**Finished SqFt:** 3382  
**Above Grade SqFt:**  
**Upper:** 870  
**Main:** 1653  
**Lower:** 0  
**% Lower Finished:** 0  
**Basement:** 1653  
**% Basement Finished:** 52  
**SqFt Source:** Assessor Records

#### Bathrooms

**Baths:** 4  
**Upper:** 1 F  
**Main:** 2 FF  
**Lower:** 0 N  
**Basement:** 1 F  
**5pc:** 0  
**Full:** 4  
**3/4:** 0  
**Half:** 0  
**Rough In:**

**Year Built:** 1999

#### Other Rooms Descriptions:

**Other Room 1 Description:** Laundry Room  
**Other Room 2 Description:**  
**Other Room 3 Description:**

#### Exterior Amenities:

**Garage #:** 2 **Garage Type:** Attached **Garage Amenities:** Garage Door Opener, Heated, Oversized, Workshop **Garage Remotes:** 2 **Construction Status:** Existing Home **Model/Plan:** Custom Log Home **Floor Plan:** 1.5 Story **Bsmt/Foundation:** Walk Out **Structure:** Log **Siding:** Log, Stone **Roofing:** Composite Shingle **Window Type:** Wood **Patio/Deck Description:** Wood Deck **Drive Way:** Gravel **Fence:** None **Alley:** None

#### Interior Amenities:

**Fireplace:** Main, Masonry, One, Wood **Heat/Air:** Ceiling Fan, Hot Water, Propane, Radiant Heat **Entry:** Closet, Wood **Floors:** Ceramic Tile, Wood **Appliances:** 220v in Kitchen, Dishwasher, Disposal, Downdraft Range, Dryer, Microwave Oven, Refrigerator, Self Cleaning Oven, Trash Compactor, Washer **Miscellaneous Interior:** Beamed Ceilings, Great Room, Vaulted Ceilings **Master Bath Amenities:** Ceramic Tile, Double Vanity, Free-standing Shower **Master Bed Amenities:** Bath Adjoins, Ceramic Tile **Living Room Description:** Fireplace, Great Room, Walk-out, Wood **Dining Room Description:** LR/DR Combo **Dining Room Atmosphere:** Dining Area, Fireplace, Walk-out **Kitchen Description:** Ceramic Tile, Counter Bar, Island **Family Room Description:** Ceramic Tile, Entertainment Center, Walk-out, Wet Bar **Laundry Facilities:** Electric Hook-up, Main **Miscellaneous Items:** Attic Storage, Breakfast Bar, Central Vacuum, Electric Gate, HOA Required \$, Home Theatre, Manned Gate, Radon System, Security System, Water Softener, Wet Bar **Rented Equipment:** Security System

#### Lot Information:

**Acres:** 1.04 **Lot SqFt:** 45302 **Lot Description:** Backs to Open Space, Borders Natl Forest, City View, Hillside, Mountain View, Trees/Woods **Lot Location:** Near Park **Street Description/Access:** Private Road **Existing Utility:** Electricity, Generator, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Existing Well Permit:** Y **Well Permit#:** 049306-F **Wells Total:** 1

#### Property Description:

**Association Dues:** \$ 125 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Management, Snow Removal, Trash Removal **Complex Amenities/Restrictions:** Club House, Lake/Pond, Pool, Tennis **HOA Name:** Crystal Park HOA **HOA Phone:** 685-9729

#### Offers/Financials:

**Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 10,000 **Assumable Loan:** N **Equity:** \$ 599,900 **Tax:** \$ 2,868 **Tax Year:** 2009 **PPMLS Required Notices:** Not Applicable

#### Exclusions:

#### Extras:

EGULATION POOL TABLE, HOME THEATER WITH SURROUND SOUND.

#### Property Description Remarks:

GORGEOUS LOG HOME ON PRIVATE WOODED LOT ADJACENT TO PIKE NATIONAL FOREST. 35 MINUTE DRIVE TO DOWNTOWN COLORADO SPRINGS. COZY LIBRARY LOFT OVERLOOKS LIVING/DINING AREA WITH DRAMATIC WINDOW WALL PROVIDING SPECTACULAR VIEWS. MASSIVE STONE WOOD-BURNING FIREPLACE. STRIKING KITCHEN FEATURING RICHLY SLATE FLOORING AND AUTHENTIC SOAPSTONE COUNTER TOP. OVER 1,000 SQ.FT. OF WRAP-AROUND DECK. 2-CAR GARAGE WITH IN FLOOR RADIANT HEATING. LARGE RECREATION ROOM WITH BEAUTIFUL SLATE FLOORING.

#### Property Desc Supplemental Remarks

#### Directions/Cross Streets:

Manitou Springs to Crystal Park Road to guard house. Travel up main paved road to the lake. Left onto Palmer Trail, right onto Derby Rock Loop. Derby Rock Loop will turn to the left, stay right (straight) onto Big Horn Road. First house on left.

#### Sold Information:

**Sold Price :** \$

**MLS#:** 468384

**Sold Date :**

**Sold Terms:**

**CDOM:** 103

MLS#: 468384





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