



**MLS#:** 431669  
**6065 Waterfall LP**  
 Manitou Springs, CO  
**Area:** MAN  
**Schedule#:** 7418000113  
**Legal Description:** SITE S-160 (VR) 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 5833  
**BSA:**  
**Top:** 4233  
**Zone Entity:** MAN  
**Grade:** Manitou Springs  
**High:** Manitou Springs

**LP:** \$ 218,000  
**County:** El Paso  
**SubArea:** Crystal Park  
**Side:** 2777

#### Room Sizes

**Living:** 13 x 12 M  
**Dining:** 13 x 8 M  
**Kitchen:** 14 x 10 M  
**Family:**  
**Patio/Deck:** 25 x 10  
**Other 1:** 10 x 8 M  
**Other 2:** x  
**Other 3:** x  
**Office:**

#### Bedrooms

**Beds:** 1  
**MBR:** 15 x 14 M  
**2BR:**  
**3BR:**  
**4BR:**  
**5BR:**

#### Square Feet

**Total SqFt:** 860  
**Finished SqFt:** 860  
**Above Grade SqFt:** 860  
**Upper:** 0  
**Main:** 860  
**Lower:** 0  
**% Lower Finished:** 0  
**Basement:** 0  
**% Basement Finished:** 0  
**SqFt Source:** Assessor Records

#### Bathrooms

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

**Year Built:** 1982

#### Other Rooms Descriptions:

**Other Room 1 Description:** LAUNDRY RM / STORAGE

**Other Room 2 Description:**

**Other Room 3 Description:**

#### Exterior Amenities:

**Garage Type:** None **Construction Status:** Existing Home **Floor Plan:** Ranch **Bsmt/Foundation:** Crawl Space **Structure:** Wood Frame **Siding:** Cedar, Stucco **Roofing:** Metal **Window Type:** Wood **Patio/Deck Description:** Wood Deck **Fence:** None **Alley:** None

#### Interior Amenities:

**Fireplace:** Main, One, Wood **Heat/Air:** Electric, Solar Passive **Entry:** Ceramic Tile **Floors:** Carpet, Ceramic Tile **Appliances:** 220v in Kitchen, Dishwasher, Disposal, Microwave Oven, Range Oven (Gas/Elec), Refrigerator **Miscellaneous Interior:** Beamed Ceilings, Great Room, Vaulted Ceilings **Master Bath Amenities:** Ceramic Tile, Free-standing Shower **Master Bed Amenities:** Bath Adjoins, Carpet **Living Room Description:** Ceramic Tile, Fireplace, Great Room, Walk-out **Dining Room Atmosphere:** Ceramic Tile, Dining Area **Kitchen Description:** Ceramic Tile, Counter Bar, Galley **Laundry Facilities:** Main **Miscellaneous Items:** Breakfast Bar, HOA Required \$, Pool, Window Coverings

#### Lot Information:

**Acres:** 0.70 **Lot SqFt:** 30492 **Lot Description:** Hillside, Mountain View, Sloping, Trees/Woods, View of Rock Formations **Lot Location:** Hiking Trail, Near Fire Station, Near Park **Existing Utility:** Electricity **Existing Water:** Cistern, Well **Sanitation:** Septic **Well Type:** Household/Domestic **Existing Well Permit:** Y **Well Permit#:** 1 **Wells Total:** 1

#### Property Description:

**Association Dues:** \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Management, Security, Snow Removal, Trash Removal **HOA Name:** CRYSTAL PARK **HOA Phone:** 685-9422 **Occupied:** Owner

#### Offers/Financials:

**Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 2,000 **Assumable Loan:** N **Equity:** \$ 218,000 **Tax:** \$ 1,014 **Tax Year:** 2007

#### Exclusions:

WASHER & DRYER

#### Extras:

REFRIGERATOR

#### Property Description Remarks:

ONE OF A KIND PASSIVE SOLAR CUSTOM HOME - TRUE MOUNTAIN FEEL WITH UNBELIEVABLE VIEWS OF ROCK FORMATIONS, MOUNTAINS, AND TOWERING PINES - CATHEDRAL OPEN TIMBER CEILINGS AND WALLS OF WINDOWS TO CAPTURE VIEWS -VERY OPEN AND BRIGHT GREAT ROOM CONCEPT - HANDMADE CUSTOM TILE - KIVA STSYLE FIREPLACE - CUSTOM WOOD BLINDS - WRAP AROUND DECK WITH HOT TUB -METAL ROOF - EXTRA INSULATION - LESS THAN 1/2 MILE TO LAKE, CLUB HOUSE, AND TENNIS COURTS - SECURE GATED COMMUNITY - WHAT GREAT VACATION...SEE SUPP. REMARKS

#### Property Desc Supplemental Remarks

#### Directions/Cross Streets:

MANITOU SPRINGS TO CRYSTAL PARK RD. S TO GUARD GATE. 6 MILES ON CRYSTAAL PARK RD TO LAKE (ITS PAVED TILL THERE) TAKE MIDDLE ROAD & BEAR TO RIGHT AROUND CLUB HOUSE ON WATERFALL LP. GO .4 MILE TO PROPERTY (HOUSE ON LEFT)

#### Sold Information:

**Sold Price :** \$ 200,000

**Sold Date :** 9/12/2008

**Sold Terms:** CASH

**CDOM:** 43

**MLS#:** [431669](#)

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Media  
[#1 - Buyer's Di...](#)

Type  
Acrobat PDF

Description (if available)  
Closing Instruction Seller's Property Disclosure Sq. Ft. Disclosure Colorado Mold



Custom Tile Kitchen



Great Condition



Cozy Living Room



Very Open & Bright



Spacious Master Bedroom



Privacy at its Best!!



Large Private Lot



Unbelievable Views!!!

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