



MLS#: 679656
[6125 Waterfall LP](#)
 Manitou Springs, CO
Area: MAN
Schedule#: 7418000133
Legal Description: site s-174 site add to Crystal Park sub #2
Zone: PUD
Sch Dist: 14-Manitou Springs
Middle:

St: A RES-Single Family
Zip: 80829
BSA:
Top: 4233
Zone Entity: MAN
Grade:
High:

LP: \$ 375,000
County: El Paso
SubArea: Crystal Park
Side: 2777

Room Sizes

Living: 31 x 16 M
Dining:
Kitchen: 14 x 10 M
Family: 31 x 23 L
Patio/Deck: x
Other 1: x
Other 2: x
Other 3: x
Office:

Bedrooms

Beds: 3
MBR: 30 x 20 U
2BR: 15 x 14 M
3BR: 14 x 12 M
4BR:
5BR:

Square Feet

Total SqFt: 3689
Finished SqFt: 2675
Above Grade SqFt: 2675
Upper: 1008
Main: 1667
Lower: 0
% Lower Finished: 0
Basement: 1014
% Basement Finished: 0
SqFt Source: Building Plans

Bathrooms

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

Year Built: 2007

Other Rooms Descriptions:

Other Room 1 Description:
Other Room 2 Description:
Other Room 3 Description:

Exterior Amenities:

Garage #: 2 **Garage Type:** Attached **Garage Amenities:** Oversized **Construction Status:** Under Construction **Model/Plan:** Custom **Floor Plan:** 2 Story
Bsmt/Foundation: Garden Level, Walk Out **Structure:** Log **Siding:** Log **Roofing:** Composite Shingle **Window Type:** Wood **Drive Way:** Gravel **Alley:** None

Interior Amenities:

Fireplace: Gas, Main **Heat/Air:** Forced Air, Propane **Miscellaneous Interior:** 6-Panel Doors, 9Ft + Ceilings, Beamed Ceilings, Great Room, Vaulted Ceilings
Master Bath Amenities: Double Vanity, Free-standing Shower, Tub **Master Bed Amenities:** Bath Adjoins, Sitting Area, Walk-in Closet **Living Room Description:** Fireplace, Great Room, Walk-out **Dining Room Description:** LR/DR Combo **Dining Room Atmosphere:** Dining Area, Walk-out **Family Room Description:** Walk-out **Laundry Facilities:** Electric Hook-up, Main **Miscellaneous Items:** HOA Required \$, Pool, Tennis Court

Lot Information:

Acres: 0.70 **Lot SqFt:** 30492 **Lot Description:** 360-degree View, Backs to Open Space, City View, Hillside, Level, Mountain View, Sloping, Trees/Woods, View of Rock Formations **Landscaped:** None **Street Description/Access:** Gravel, Paved, Private Road **Existing Utility:** Electricity, Propane **Existing Water:** Well **Sanitation:** Other **Existing Well Permit:** Y **Well Permit#:** Call Listing Agent **Wells Total:** 1

Property Description:

Association Dues: \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Management, Security, Snow Removal, Trash Removal **Complex Name:** Crystal Park **HOA Name:** Crystal Park **HOA Phone:** 685-9729

Offers/Financials:

Terms Offered: Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 5,000 **Assumable Loan:** N **Equity:** \$ 375,000 **Tax:** \$ 699 **Tax Year:** 2009
PPMLS Required Notices: Not Applicable

Exclusions:

Extras:
 ALL BUILDING MATERIALS AND HARDWARE ON THE PROPERTY

Property Description Remarks:

Property Desc Supplemental Remarks

Directions/Cross Streets:

Manitou Ave to Crystal Park Rd; South to Gate; Once inside, go 6 miles on paved Crystal Park Rd to Lake & Clubhouse; Bear gently right past club house to Waterfall Loop; Bear right & right again & follow around to top of hill.

Sold Information:

Sold Price : \$
MLS#: 679656

Sold Date :

Sold Terms:

CDOM: 1295

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Stunning open, contemporary 2 story log custom on .70 acre ridge top lot with spectacular rock formations, breathtaking mountain and city views & wildlife everywhere.



Back side of home with fantastic views. Originally built as a model home with the highest quality materials.



Covered front porch.



Front of house with lots of parking space.



Breathtaking view from deck.



Mountain views to die for!



Looking out the 2-story wall of windows from upper level.



Rock formations right outside.



Bluffs & lots of trees.

Information herein deemed reliable but not guaranteed.
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