



MLS#: 693605 **St:** A RES-Single Family **LP:** \$ 375,000
[6125 Waterfall LP](#) **County:** El Paso
 Manitou Springs, CO **Zip:** 80829
Area: MAN **BSA:** **SubArea:** Crystal Park
Schedule#: 7418000133 **Top:** 4233 **Side:** 2777
Legal Description: site s-174 site add to Crystal Park sub #2
Zone: PUD **Zone Entity:** MAN
Sch Dist: 14-Manitou Springs **Grade:** Manitou Springs
Middle: Manitou Springs **High:** Manitou Springs

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 **Bsmnt/Foundation:** Garden Level, Walk Out **Structure:** Log **Siding:** Log **Roofing:** Composite Shingle **Window Type:** Wood **Patio/Deck Description:** Wood Deck **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:** Septic **Well Type:** Household **Existing Well Permit:** Y **Well Permit#:** Call Listing Agent **Wells Total:** 1

Property Description:

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

Offers/Financials:

Terms Offered: Cash, Conventional, Other, Owner Carry, See Show Agent Remarks **Possession Terms:** DOD **Earnest Money:** \$ 5,000
Assumable Loan: N **Equity:** \$ 375,000 **Tax:** \$ 703 **Tax Year:** 2010 **PPMLS Required Notices:** Not Applicable

Exclusions:**Extras:**

ALL BUILDING MATERIALS AND HARDWARE ON THE PROPERTY

Property Description Remarks:

STUNNING OPEN & CONTEMPORARY RUSTIC LOG CUSTOM READY TO FINISH ~ GORGEOUS PRIVATE LOT W/SWEEPING UNOBSTRUCTED VIEWS OF MOUNTAINS, DRAMATIC ROCK FORMATIONS & THE CITY FOR BELOW ~ 2 STORY WALL OF

WINDOWS ~ WRAP AROUND DECK~ONLY THE FINEST QUALITY INCLUDING PELLA WINDOWS, TONGUE & GROOVE INTERIOR PINE WALLS, DOUBLE TONGUE & GROOVE 9' YELLOW PINE LOGS~SOARING CEILINGS ~ WALKOUT LOWER LEVEL ~ HIGH PRODUCING WELL, SEPTIC & PROPANE ARE IN ~ A LOT OF MATERIALS ARE THERE TO FINISH!

[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, once you pass the Clubhouse, Bear gently right to Waterfall Loop; Bear right & follow around to top of hill.

Sold Information:

Sold Price : \$

Sold Date :

Sold Terms:

CDOM: 44

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Media	Type	Description (if available)
#1 - Mold	Acrobat PDF	6125
#2 - Measuremen...	Acrobat PDF	6125
#3 - Seller's D...	Acrobat PDF	6125
#4 - Well Permit	Acrobat PDF	1625



Spectacular rock formations, breathtaking mountain and city views & wildlife everywhere.



Windows everywhere to in the sunlight & natural outside surroundings. Originally built as a model home with the highest quality materials.

Materials are there for finishing - beautiful interior doors, trim & walls.



Real logs used - same on the outside & inside!



Breathtaking mountain views!



Another spectacular mountain view from the deck.



Sweeping city views far below.



More city views from another angle.



Lots of rock formations too!



4 Car Tandem garage, lots of parking outside & another deck on the other side of the house.



Hike for miles & miles with wildlife everywhere.

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