

**MLS#:** 664833**6219 Derby Rock LP**

Manitou Springs, CO

Area: MAN**Schedule#:** 7418000042**Legal Description:** SITE NO S-23 CRYSTAL PARK SUB NO 2**Zone:** PUD**Sch Dist:** 14-Manitou Springs**Middle:** Manitou Springs**St:** A RES-Single Family**Zip:** 80829**BSA:****Top:** 4233**Zone Entity:** ELP**Grade:** Manitou Springs**High:** Manitou Springs**LP:** \$ 329,900**County:** El Paso**SubArea:** Crystal Park**Side:** 2777**Room Sizes****Living:** 19 x 15 M**Dining:** 12 x 14 M**Kitchen:** 14 x 11 M**Family:****Patio/Deck:** x**Other 1:** x**Other 2:** x**Other 3:** x**Office:****Year Built:** 1978**Bedrooms****Beds:** 2**MBR:** 16 x 12 M**2BR:** 18 x 10 M**3BR:****4BR:****5BR:****Square Feet****Total SqFt:** 1300**Finished SqFt:** 1300**Above Grade SqFt:****Upper:** 180**Main:** 1120**Lower:** 0**% Lower Finished:** 0**Basement:****% Basement Finished:****SqFt Source:** Realtor Measured**Bathrooms****Baths:** 2**Upper:** 0 N**Main:** 2 FT**Lower:** 0 N**Basement:** 0 N**5pc:** 0**Full:** 1**3/4:** 1**Half:** 0**Rough In:****Other Rooms Descriptions:****Other Room 1 Description:****Other Room 2 Description:****Other Room 3 Description:****Exterior Amenities:****Garage Type:** None **Construction Status:** Existing Home **Floor Plan:** 1.5 Story **Bsmt/Foundation:** Crawl Space **Structure:** Wood Frame **Siding:** Other
Roofing: Composite Shingle **Window Type:** Vinyl **Patio/Deck Description:** Wood Deck**Interior Amenities:****Fireplace:** Main, Masonry, One, Wood **Heat/Air:** Baseboard, Ceiling Fan, Electric, Solar Passive, Wood **Entry:** Ceramic Tile, Covered **Floors:** Carpet, Ceramic Tile, Wood **Appliances:** 220v in Kitchen, Dishwasher, Dryer, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Range Top (Gas/Elec), Refrigerator, Self Cleaning Oven, Washer **Miscellaneous Interior:** 6-Panel Doors, 9Ft + Ceilings, Great Room, Vaulted Ceilings **Master Bath Amenities:** Ceramic Tile, Tub/Shower **Master Bed Amenities:** Walk-out, Wood **Living Room Description:** Bookcases, Built-ins, Carpet, Fireplace, Great Room **Dining Room Description:** KIT/DR Combo **Dining Room Atmosphere:** Dining Area, Walk-out **Kitchen Description:** Counter Bar, Wood **Laundry Facilities:** Electric Hook-up, Main **Miscellaneous Items:** Breakfast Bar, High Speed Internet Avail., HOA Required \$, Kitchen Pantry, Window Coverings**Lot Information:****Acres:** 0.61 **Lot SqFt:** 26572 **Lot Description:** 360-degree View, Backs to Open Space, City View, Level, Mountain View, Trees/Woods, View of Rock Formations **Street Description/Access:** Private Road **Existing Utility:** Electricity, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Existing Well Permit:** Y **Well Permit#:** 37137F **Wells Total:** 1**Property Description:****Association Dues:** \$ 125 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Covenant Enforcement, Management, Snow Removal, Trash Removal **Complex Amenities/Restrictions:** Club House, Green Areas, Lake/Pond, Pets Allowed, Playground, Pool, Tennis **HOA Name:** Crystal Park HOA **HOA Phone:** 685-9729**Offers/Financials:****Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 2,000 **Earnest Money Promissory Note Acceptable:** Y **Assumable Loan:** N **Equity:** \$ 329,900 **Tax:** \$ 812 **Tax Year:** 2008 **PPMLS Required Notices:** Agent/Owner**Exclusions:****Extras:****Property Description Remarks:**

Enchanted mtn cabin/full time home. Totally renovated inside and out. Live, train and enjoy true mtn living at 8600ft. E/Z access, privacy. Tremendous city and mtn views. Hardwood floors, wood burning furnace, heated floors in baths, concrete siding. Passive solar. Massive boulders. Hiking, fishing, swimming, tennis, volleyball within walking distance. If the outdoors matters then this is it!

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

Manitou Ave, South to Crystal Park gate. Take Crystal Park Rd to pond, left onto Palmer Trail to Derby Rock Loop. Travel up Derby Rock Lp to top of hill and Derby Rock Lp will veer left. Take first left, straight to the home.

Sold Information:**Sold Price :** \$**Sold Date :****Sold Terms:****CDOM:** 7

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