



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: \$ 319,900

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:** \$ 319,900 **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: 105

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