



**MLS#:** 584336  
[6370 Waterfall LP](#)  
 Manitou Springs, CO  
**Area:** MAN  
**Schedule#:** 7418000102  
**Legal Description:** SITE S-123(R) SITE ADD TO CRYSTAL PARK SUB NO 2  
**Zone:** PUD  
**Sch Dist:** 14-Manitou Springs  
**Middle:**

**St: P** RES-Single Family  
**Zip:** 80829 5814  
**BSA:**  
**Top:** 4233  
**Zone Entity:** ELP  
**Grade:**  
**High:**

**LP:** \$ 319,900  
**County:** El Paso  
**SubArea:** Crystal Park  
**Side:** 2777

**Room Sizes**

**Living:** 20 x 18 M  
**Dining:** 12 x 12 M  
**Kitchen:** 12 x 12 M  
**Family:**  
**Patio/Deck:** x  
**Other 1:** x  
**Other 2:** x  
**Other 3:** x  
**Office:** L

**Bedrooms**

**Beds:** 4  
**MBR:** 18 x 17 U  
**2BR:** 12 x 11 M  
**3BR:** 12 x 12 M  
**4BR:** 18 x 25 L  
**5BR:**

**Square Feet**

**Total SqFt:** 2618  
**Finished SqFt:** 2618  
**Above Grade SqFt:**  
**Upper:** 732  
**Main:** 1288  
**Lower:** 0  
**% Lower Finished:** 0  
**Basement:** 598  
**% Basement Finished:** 100  
**SqFt Source:** Appraisal

**Bathrooms**

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

**Year Built:** 2002

**Other Rooms Descriptions:**

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

**Exterior Amenities:**

**Garage #:** 2 **Garage Type:** Attached **Garage Amenities:** None **Construction Status:** Existing Home **Floor Plan:** 1.5 Story **Bsmt/Foundation:** Garden Level  
**Structure:** Wood Frame

**Interior Amenities:**

**Fireplace:** Main, One **Heat/Air:** Hot Water, Radiant Heat **Laundry Facilities:** Lower **Rented Equipment:** Propane Tank

**Lot Information:**

**Acres:** 0.70 **Lot SqFt:** 30492 **Lot Description:** City View, Hillside, Mountain View, Trees/Woods **Existing Utility:** Electricity **Existing Water:** Well **Sanitation:** Septic **Existing Well Permit:** Y **Well Permit#:** 57460-f **Wells Total:** 1

**Property Description:**

**Association Dues:** \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Management, Snow Removal **Complex Name:** Crystal Park  
**Management Company:** Crystal Park **Management Company Phone:** 7196859729

**Offers/Financials:**

**Terms Offered:** Cash, Conventional, FHA, VA **Possession Terms:** DOD **Earnest Money:** \$ 3,500 **Earnest Money Promissory Note Acceptable:** N  
**Assumable Loan:** N **Equity:** \$ 319,900 **Tax:** \$ 2,500 **Tax Year:** 2007 **Optional Notices:** Addenda Required, Sold As Is **PPMLS Required Notices:** See Show/Agent Remarks

**Exclusions:**

**Extras:**

**Property Description Remarks:**

FEEL ON TOP OF THE WORLD THAN WHY DON'T YOU LIVE THERE. Exquisite views from this top of the world retreat. This one-owner custom, contemporary log home is the essence of Colorado luxury. It features pine and cedar construction with wood/tile floors throughout, 2 story rock fireplace, 4 large bedrooms, 2 full baths with rough plumbing for a 3rd, attached oversized 2 car garage & a 2 story wall of low-e windows overlooking city and mountains. Large loft above living room makes a perfect home office.

**Property Desc Supplemental Remarks**

**Directions/Cross Streets:**

Crystal Park Road - Drive 6 Miles past Gate on paved road to Waterfall Loop - Stay Left on Waterfall Loop. 1/4 Mile on Waterfall Loop to Property Marker 6370.

**Sold Information:**

**Sold Price :** \$  
**MLS#:** 584336

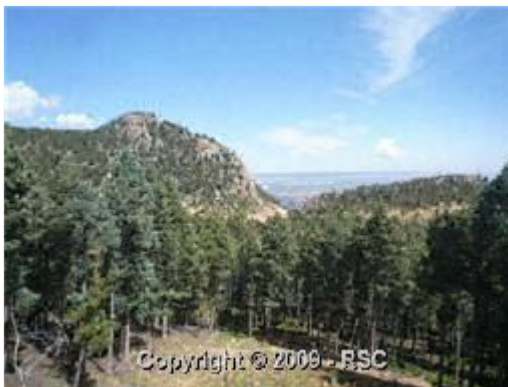
**Sold Date :**

**Sold Terms:**

**CDOM:** 345

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Media	Type	Description (if available)
<a href="#">#1 - addendum 0...</a>	Acrobat PDF	Addendum
<a href="#">#2 - Deed Restr...</a>	Acrobat PDF	Deed Restriction
<a href="#">#3 - During the...</a>	Acrobat PDF	Investors read





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