



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: S 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 : \$ 309,000
MLS#: 584336

Sold Date : 2/22/2010

Sold Terms: VA

CDOM: 344

MLS#: 584336

Media	Type	Description (if available)
#1 - addendum 0...	Acrobat PDF	Addendum
#2 - Deed Restr...	Acrobat PDF	Deed Restriction
#3 - During the...	Acrobat PDF	Investors read





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