



MLS#: 730875 St: ACT 1st Rgt: RES-Townhouse LP: \$285,000
3639 Plantation GR LP/SqFt: \$93
 Colorado Springs, CO 80920-4832 **County: El Paso**
Area: BRI Subarea: Charleston Place
Schedule#: 6303113032 Top: 4566 Side: 2445
Zone: PUD Zone Entity: COS
SD: 20-Academy Grd: Academy Endeavor
Mid: Mountain Ridge Hi: Rampart
Directions/Cross Streets: Acres: 0.057 Lot SqFt: 2,500
 From Union Blvd. Right on Hampton Park Dr., Left on Drayton Hall Dr., immediate Right onto King Charles Point, Left on Plantation Grove. Approx. half way down road on the left by speed bump.

YB: 1999 Tax/Yr:\$1,737/2010 SqFt Src: Assessor Records
 HOA: \$181(Monthly) Covenants: Y Complex: The Carriages at Charleston Place Management: Courtney & Courtney, 719-260-8216 HOA: Carriages at Charleston Place, 719-380-8216
 Earnest:\$3,000

Liv: 17 X 15 M	Beds: 3	Tot SqFt: 3,080	Baths: 3	Rgh In:
Din: 16 X 10 M	Main Lvl Bed: Y	Fin SqFt: 3,018	U 5pc: 0	L 5pc: 0
Kit: 16 X 12 M	MBR: 15 X 15 M	Above Grd: 1,540	U Full: 0	L Full: 0
Fam: 27 X 18 B	2BR: 16 X 11 B	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 16 X 9 B	Main: 1,540	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 1	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 0	B Full: 1
Pat: 18 X 8	Office:	Basement: 1,540	M 3/4: 0	B 3/4: 0
Garage #: 2		% Bas Fin: 96%	M 1/2: 1	B 1/2: 0
Gar Typ: Attached			Baths Totals:	
			5pc:1 Full:1	
			3/4:0 Half:1	

Legal: Lot 17 The Carriages At Charleston Place Fil No 2

Exterior Amenities:

~GARAGE AMEN: Even with Main Level, Garage Door Opener ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~MODEL: Brougham ~FLOOR PLAN: Ranch ~BSMT/FND: Full Basement ~STRUCTURE: Wood Frame ~SIDING: Stucco ~ROOF: Composite Shingle ~WINDOW: Vinyl ~PATIO/DECK DESC: Wood Deck ~DRIVEWAY: Concrete

Interior Amenities:

~FIREPLACE: Gas, Main, One ~HEAT/AIR: Ceiling Fan, Central Air, Forced Air, Natural Gas ~ENTRY: Wood, Closet, Covered ~FLOORS: Wood, Carpet, Vinyl/Linoleum ~APPLIANCES: 220v in Kitchen, Dishwasher, Disposal, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven ~MISC INTERIOR: 6-Panel Doors, 9Ft + Ceilings, Crown Molding, Great Room ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES: Ceramic Tile, Double Vanity, Jetted Tub, Free-standing Shower ~MASTER BED AMENITIES: Bath Adjoins, Carpet, Walk-in Closet ~LIVING DESC: Great Room, Carpet, Fireplace ~DINING DESC: Separate Dining ~DINING ATMOSPHERE: Carpet ~KITCHEN DESC: Counter Bar, Eat-In/Country, Island, Walk-out ~FAMILY DESC: Carpet ~LAUNDRY: Main, Electric Hook-up ~MISC ITEMS: Breakfast Bar, High Speed Internet Avail., HOA Required \$, Kitchen Pantry, Window Coverings

Lot Information:

~LOT DESC: See Property Description Remarks ~LANDSCAPED: All ~UTILITY: Electricity, Cable, Natural Gas, Telephone ~WATER: Municipal ~SANITATION: Sewer ~WELL PERMIT: N

Property Description:

~UNIT DESC: End Unit ~FEE INCLUDES: Covenant Enforcement, Exterior Maintenance, Insurance, Lawn, Management, Snow Removal, Trash Removal ~COMPLEX AMENITIES/RSTR: Green Areas, Landscape Maintenance, Pets Allowed

Offers/Financials:

~TERMS OFFERED: Cash, Conventional ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$285,000 ~REQ NOTICES: Not Applicable ~EXCLUSIONS: Washer/Dryer, Freezer in Garage, Pool Table & Bench, Ping Pong table top. Negotiable items: Pool Table & Bench, Ping Pong table top. ~EXTRAS: Refrigerator, Window Coverings.

Property Remarks:

Fabulous luxury townhome in the desirable Carriages at Charleston Place. Maintenance free living with sunny, open floor plan. Main floor Master features huge walk-in closet with natural light and large 5-piece master bath with jetted tub. Crown molding and tray ceiling in the formal dining room. Spacious eat-in kitchen offers large pantry, island, recessed lighting, desk area, & lots of cabinets. Enjoy the outdoor patio directly off the kitchen. Large family room and two bedrooms in basement. Central A/C* Gas fireplace* Main Level: Large Great room with gas fireplace and display niches. Formal Dining room with crown molding, tray ceiling. Kitchen has lots of Oak cabinets, center island, pantry and built-in desk, double sink, spacious dining area and door to patio. Laundry room has built-in cabinets, closet and plumbed for a utility sink. Powder room with built-in towel storage. Master bedroom has large walk-in closet and ceiling fan. Master bath features two vanities, tile countertop, jetted tub, linen closet and display shelf. Lower Level: Game room with surround sound. Bathroom has tile framed bathtub/shower, Linen Closet and built-in speakers. Hallway linen closet and storage under steps. Furnace room: 50 gal. hot water heater and Carrier forced air gas furnace. 2nd Bedroom has a large walk-in closet and built-in speakers. 3rd Bedroom has two closets and built-in speakers. The 2 car garage has insulated door and walls, water spigot. Other features: Central air conditioning, Sound wall between units that reduces the transfer of ambient noise, Storm doors, Patio gate, Window well covers, Insulating duettes on main level, Extra window in formal dining and master Bedroom, Lighted switches and dimmer switches throughout, Rounded corners and upgraded trim package throughout

CDOM:95





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