



MLS#: 638691 St: ACT 1st Rgt: RES-Single Family LP: \$435,000
5955 Steep RD LP/SqFt: \$235
 Manitou Springs, CO 80829-3881 **County: El Paso**
Area: S/W Subarea: Crystal Park
Schedule#: 7419000016 Top: 4233 Side: 2778
Zone: PUD Zone Entity: ELP

SD: 14-Manitou Springs Grd: Manitou Springs
Mid: Manitou Springs Hi: Manitou Springs
Directions/Cross Streets: Acres: 0.7 Lot SqFt: 30,492
 Manitou Ave to Crystal Park Road to Gatehouse. Main paved road to Upper Park and first Left on Palmer Trail. Stay on Palmer Trail to Steep Road. Home at end of Steep Road.

YB: 2008 Tax/Yr: \$1,313/2010 SqFt Src: Assessor Records
 HOA: \$125(Monthly) Covenants: Y HOA: Crystal Park
 HOA, 685-9729

Earnest: \$5,000

Liv: 19 X 16 M	Beds: 3	Tot SqFt: 1,848	Baths: 2	Rgh In: 1
Din: 12 X 8 M	Main Lvl Bed: Y	Fin SqFt: 1,805	U 5pc: 0	L 5pc: 0
Kit: 13 X 11 M	MBR: 22 X 16 M	Above Grd:	U Full: 0	L Full: 0
Fam: 0 X 0	2BR: 13 X 11 L	Upper: 0	U 3/4: 0	L 3/4: 1
Oth1: 11 X 6 M	3BR: 11 X 11 L	Main: 1,232	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 616	M 5pc: 1	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 93%	M Full: 0	B Full: 0
Pat: 34 X 10	Office:	Basement: 0	M 3/4: 0	B 3/4: 0
Garage #: 2		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: Attached			Baths Totals:	
			5pc: 1 Full: 0	
			3/4: 1 Half: 0	

Legal: Site S-205(R) Site Add to Crystal Park Sub No.2

Exterior Amenities:

~GARAGE AMEN: Garage Door Opener ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~FLOOR PLAN: Raised Ranch
 ~BSMT/FND: Slab ~STRUCTURE: Wood Frame ~SIDING: See Property Description Remarks ~ROOF: Composite Shingle ~WINDOW: Vinyl
 ~PATIO/DECK DESC: Composite ~DRIVEWAY: Concrete, Gravel ~FENCE: None ~ALLEY: None

Interior Amenities:

~FIREPLACE: Main, One, Wood ~HEAT/AIR: Forced Air, Propane, Solar Passive, Wood ~ENTRY: Wood ~FLOORS: Carpet, Ceramic Tile, Wood
 ~APPLIANCES: 220v in Kitchen, Dishwasher, Disposal, Dryer, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven, Washer ~MISC INTERIOR: 6-Panel Doors, 9Ft + Ceilings, Great Room, Vaulted Ceilings ~GREEN FEAT ADD: N
 ~MASTER BATH AMENITIES: Ceramic Tile, Double Vanity, Free-standing Shower, Tub ~MASTER BED AMENITIES: Bath Adjoins, Sitting Area, Wood
 ~LIVING DESC: Fireplace, Great Room, Wood ~DINING DESC: LR/DR Combo ~DINING ATMOSPHERE: Walk-out ~KITCHEN DESC: Counter Bar, Gourmet, Wood
 ~LAUNDRY: Electric Hook-up, Main ~MISC ITEMS: Breakfast Bar, High Speed Internet Avail., HOA Required \$ ~RENTED EQUIP: Satellite Dish ~OTHER 1 DESC: Laundry Room

Lot Information:

~LOT DESC: Backs to Open Space, Borders Natl Forest, Foothill, Lake/Stream, Mountain View, Trees/Woods, View of Rock Formations ~LOT LOCATION: Hiking Trail ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL TYPE: Household
 ~WELL PERMIT: Y ~PERMIT #: 67207-F ~WELLS: 1

Property Description:

~FEE INCLUDES: Covenant Enforcement, Management, Snow Removal, Trash Removal ~COMPLEX AMENITIES/RSTR: Club House, Green Areas, Lake/Pond, Pets Allowed, Playground, Pool, Tennis

Offers/Financials:

~TERMS OFFERED: Cash, Conventional ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$435,000 ~REQ NOTICES: Not Applicable ~EXTRAS: Flat Screen TV in Great Room.

Property Remarks:

This private and serene home is the ultimate in Colorado Mountain Living! Built in 2008, the open floor plan perfect for enjoying the forest views as well as a great setting for entertaining. Ample windows fill the home with sunlight while taking full advantage of the unbelievable views, large rock formations, snow-capped vistas, mature timber and abundant wildlife. Huge wrap around composite deck, covered in front, afford a great spot for entertaining and enjoying the sounds of the natural bubbling brook. Enjoy year-round activities such as hiking, biking, fishing, ice-skating, cross-country skiing, sledding, or, just relax and enjoy the magnificent views, sunsets and peace & quiet. End of road privacy that borders the National Forest yet only minutes from Colorado Springs. Features include: open floor concept great room w/ large vaulted ceilings, gourmet kitchen with granite countertops, Stainless steel Energy Star appliances, main level Master bedroom, with a 5 pc Master bath, main floor laundry facilities, High-efficiency wood burning fireplace, Hardwood floors, Lower level walkout with 2 bedrooms and full bath, Hardie-board fiber cement siding, Trex composite Decking, Custom Overhead Garage Doors, Custom Stone work in & out, 1000 gal underground propane tank, Energy Efficiency Features include: double pane/low E windows, foam insulation, high efficiency water heater, water filtration system, South West exposure for the passive solar.

CDOM:123



