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MLS#: 765464 **St: ACT** **1st Rgt:** RES-Single Family **LP: \$199,000**
1220 Scrub Oak RD **LP/SqFt: \$245**
 Manitou Springs, CO 80829-2863 **County: El Paso**
Area: MAN **Subarea: Crystal Park**
Schedule#: 7408000015 **Top: 4333** **Side: 2677**
Zone: R-1 **Zone Entity: ELP**
SD: 14-Manitou Springs **Grd:**
Mid: **Hi:**
Directions/Cross Streets: **Acres: 0.48** **Lot SqFt: 20,909**
 Behind gate at the end of Crystal Park Road. Past old Mission Bell Inn

YB: 1979 Tax/Yr:\$1,247/2010 SqFt Src: Assessor Records
 HOA: \$125(Monthly) Covenants: Y

Liv: 15 X 15 M	Beds: 2	Tot SqFt: 812	Baths: 3	Rgh In:
Din: 0 X 0	Main Lvl Bed: Y	Fin SqFt: 812	U 5pc: 0	L 5pc: 0
Kit: 11 X 11 M	MBR: 10 X 11 M	Above Grd:	U Full: 0	L Full: 0
Fam: 23 X 13 B	2BR: 11 X 13 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 0 X 0	Main: 812	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 2	B Full: 0
Pat:	Office:	Basement: 0	M 3/4: 0	B 3/4: 1
Garage #: 1		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: Attached			Baths Totals:	
			5pc:0 Full:2	
			3/4:1 Half:0	

Legal: Site No S-37 Crystal Park Sub No 2

Exterior Amenities:

~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: 2 Story ~BSMT/FND: Not Applicable ~STRUCTURE:
 Framed on Lot

Interior Amenities:

~FIREPLACE: Free-standing, Main, Wood ~HEAT/AIR: Baseboard ~GREEN FEAT ADD: N ~MASTER BED AMENITIES: Bath Adjoins
 ~FAMILY DESC: Carpet ~LAUNDRY: Basement

Lot Information:

~LOT DESC: City View, Foothill, Mountain View, Trees/Woods ~UTILITY: Electricity ~WATER: Well ~SANITATION: Septic ~WELL
 PERMIT: Y ~PERMIT #: 107633

Property Description:

~FEE INCLUDES: Covenant Enforcement, Security, Snow Removal

Offers/Financials:

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$199,000 ~REQ NOTICES:
Not Applicable

Property Remarks:

Perfect find in Crystal Park. Not too far up the mountain but still has those on top of the world city views Crystal park is famous for! Nice home with large wrap around deck for enjoying the great outdoors. Very private at the end of the road location makes for a very quiet existence. Land has area level and large enough to build a garage or out building. Home is in good condition and ready to occupy. If you want Crystal Park on a budget here it is!

CDOM:802



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Living Room Wood Stove



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Alternate Living Room Picture



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