



MLS#: 577565
6880 Eagle Mountain RD
 Manitou Springs, CO
Area: MAN
Schedule#: 7418000003
Legal Description: Site #S-264 Crystal Park Sub #2
Zone: PUD
Sch Dist: 14-Manitou Springs
Middle: Manitou Springs

St: S RES-Single Family
Zip: 80829 2860
BSA:
Top: 4233
Zone Entity: MAN
Grade: Manitou Springs
High: Manitou Springs

LP: \$ 425,000
County: El Paso
SubArea: Crystal Park
Side: 2777

Room Sizes

Living: 23 x 16 M
Dining: 13 x 13 M
Kitchen: 14 x 9 M
Family: 19 x 16 L
Patio/Deck: 66 x 8
Other 1: 18 x 7 U
Other 2: 22 x 17 L
Other 3: 18 x 13 U
Office:

Year Built: 1988

Bedrooms

Beds: 3
MBR: 17 x 12 U
2BR: 20 x 12 M
3BR: 15 x 12 M
4BR:
5BR:

Square Feet

Total SqFt: 2924
Finished SqFt: 2924
Above Grade SqFt: 2924
Upper: 595
Main: 1368
Lower: 0
% Lower Finished: 0
Basement: 961
% Basement Finished: 100
SqFt Source: Building Plans

Bathrooms

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

Other Rooms Descriptions:

Other Room 1 Description: Loft off master
Other Room 2 Description: finished workshop
Other Room 3 Description: studio over detached garage

Exterior Amenities:

Garage #: 3 **Garage Type:** Attached **Garage Amenities:** Garage Door Opener, Oversized **Garage Remotes:** 2 **Construction Status:** Existing Home **Floor Plan:** 1.5 Story **Bsmt/Foundation:** Garden Level, Walk Out **Structure:** Log **Siding:** Log **Window Type:** Wood **Patio/Deck Description:** Wood Deck **Drive Way:** Gravel **Fence:** None

Interior Amenities:

Fireplace: Main, One, Wood **Heat/Air:** Ceiling Fan, See Property Description Remarks **Entry:** Ceramic Tile **Floors:** Carpet, Ceramic Tile, Vinyl/Linoleum
Appliances: 220v in Kitchen, Dishwasher, Kitchen Vent Fan, Range Oven (Gas/Elec), Self Cleaning Oven **Miscellaneous Interior:** 6-Panel Doors, Beamed Ceilings, Skylight (s), Vaulted Ceilings **Master Bath Amenities:** Double Vanity, Free-standing Shower **Master Bed Amenities:** Bath Adjoins, Carpet, Sitting Area
Living Room Description: Carpet, Fireplace, Great Room, Walk-out **Dining Room Description:** LR/DR Combo **Dining Room Atmosphere:** Carpet, Dining Area **Kitchen Description:** Counter Bar **Laundry Facilities:** Electric Hook-up, Main **Miscellaneous Items:** Electric Gate, HOA Required \$, Manned Gate, Pool, Tennis Court, Window Coverings, Workshop **Rented Equipment:** Satellite Dish

Lot Information:

Acres: 0.45 **Lot SqFt:** 19602 **Lot Description:** City View, Cul-de-sac, Hillside, Mountain View, Sloping, Trees/Woods, View of Rock Formations **Street Description/Access:** Private Road **Existing Utility:** Electricity, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Well Type:** Household/Domestic **Existing Well Permit:** Y **Well Permit#:** 31406F **Wells Total:** 1

Property Description:

Association Dues: \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Management, Security, Snow Removal, Trash Removal **HOA Name:** Crystal Park **HOA Phone:** 985-9729 **Occupied:** None

Offers/Financials:

Terms Offered: Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 5,000 **Title Evidence:** Title Insurance **Assumable Loan:** N **Equity:** \$ 425,000 **Tax:** \$ 1,591 **Tax Year:** 2007

Exclusions:

None

Extras:

Decorative waterfall, 18x13 studio over detached 1 car garage (not included in sq ft), fans, window coverings, central vac.

Property Description Remarks:

TOP OF THE WORLD MOUNTAIN LIVING~BREATHTAKING UNOBSTRUCTED MOUNTAIN & CITY VIEWS REACHING 70 MILES AWAY~TOWERING PINES, PRIVACY, SCRUBOAK, JAGGED ROCK FORMATIONS & ALL KINDS OF WILDLIFE~1 OWNER CEDAR LOG CUSTOM~DRAMATIC 27' HIGH GREATROOM W/2 STORY STONE FIREPLACE, TONGUE & GROOVE CEDAR CEILING & 2 STORY WALL OF SOUTH FACING GLASS~WALKOUT LOWER LEVEL W/ FINISHED WORKSHOP W/FOUR 220v OUTLETS~2 CAR TANDOM ATTACHED GARAGE & DETACHED 1 CAR W/18X13 STUDIO ABOVE~TERRACED GARDEN AREAS~DECORATIVE WATERFALL

Property Desc Supplemental Remarks

Directions/Cross Streets:

Manitou Ave to Crystal Park Rd, South to gate. Go 6 mi. up paved road to Lake. At Lake go right on Eagle Mountain 1 mile to house.

Sold Information:

Sold Price : \$ 410,000

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Sold Date : 6/13/2008

Sold Terms: OWNR

CDOM: 363

MLS#: 577565

Media	Type	Description (if available)
#1 - Utilities	Acrobat PDF	
#2 - Closing In...	Acrobat PDF	Closing Instructions
#3 - Measuremen...	Acrobat PDF	Measurement Disclosure
#4 - Seller's D...	Acrobat PDF	Seller's Disclosure



Immaculate one owner custom cedar log home on private .45 acre lot full of towering pines, scrub oak, rock formations & gorgeous unobstructed mountain & city views.



Dramatic great room with 27 ft. tall tongue & groove knotty cathedral beamed ceiling, 2 story rock heatalator fireplace & floor to ceiling south facing glass for warm solar.



Up close rock heatalator in great room.



Kitchen with raised panel honey oak cabinets & nice wilderness view from window.



Upper level master suite with cathedral ceiling, seperate loft area with an operable skylight overlooking the great room & a new master bath.



Large main level bedroom with double closets - could function as a master bedroom if desired.



View from lofted area.



Loft area off master suite with operable skylight.



Far off shot of the garage.



18 x 14 detached garage with same size studio above, plus a 37 ft. two car attached & finished garage.



Inside shot of the studio above the detached garage (great area for an artist).



Mountain view from 66 x 8 wrap-around deck (views up to 70 miles away can be seen).



Beautiful city view by day.



Breathtaking city lights at night!

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