



**MLS#:** 553495  
**1515 Sutherland Creek RD**  
 Manitou Springs, CO  
**Area:** MAN  
**Schedule#:** 7417000007  
**Legal Description:** SITE NO 5-36 CRYSTAL PARK SUB NO2  
**Zone:** PUD  
**Sch Dist:** 14-Manitou Springs  
**Middle:** Manitou Springs

**St:** S RES-Single Family  
**Zip:** 80829  
**BSA:**  
**Top:** 4333  
**Zone Entity:** ELP  
**Grade:** Manitou Springs  
**High:** Manitou Springs

**LP:** \$ 469,000  
**County:** El Paso  
**SubArea:** Crystal Park  
**Side:** 2777

**Room Sizes**

**Living:** 18 x 17 M  
**Dining:** 12 x 12 M  
**Kitchen:** 15 x 12 M  
**Family:** 30 x 24 M  
**Patio/Deck:** x  
**Other 1:** 11 x 10 M  
**Other 2:** 18 x 13 U  
**Other 3:** x  
**Office:** M

**Bedrooms**

**Beds:** 4  
**MBR:** 17 x 16 U  
**2BR:** 15 x 11 M  
**3BR:** 13 x 12 L  
**4BR:** 26 x 14 L  
**5BR:**

**Square Feet**

**Total SqFt:** 3974  
**Finished SqFt:** 3974  
**Above Grade SqFt:** 2750  
**Upper:** 801  
**Main:** 1949  
**Lower:** 0  
**% Lower Finished:** 0  
**Basement:** 1224  
**% Basement Finished:** 100  
**SqFt Source:** Assessor Records

**Bathrooms**

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

**Year Built:** 1979

**Other Rooms Descriptions:**

**Other Room 1 Description:**  
**Other Room 2 Description:**  
**Other Room 3 Description:**

**Exterior Amenities:**

**Garage #:** 2 **Garage Type:** Attached **Garage Amenities:** Garage Door Opener **Garage Remotes:** 1 **Construction Status:** Existing Home **Floor Plan:** 2 Story **Bsmnt/Foundation:** Garden Level **Structure:** Wood Frame **Window Type:** Wood **OutBuilding:** Dog Run

**Interior Amenities:**

**Fireplace:** Gas, Insert, Pellet, Two **Heat/Air:** Ceiling Fan, Forced Air, Propane **Appliances:** Dishwasher, Disposal, Dryer, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Range Top (Gas/Elec), Refrigerator, Washer **Miscellaneous Interior:** 6-Panel Doors, Beamed Ceilings, French Doors, Great Room, Vaulted Ceilings **Master Bed Amenities:** Bath Adjoins **Living Room Description:** Fireplace **Dining Room Description:** KIT/DR Combo **Dining Room Atmosphere:** Walk-out **Kitchen Description:** Island **Family Room Description:** Built-ins, Fireplace, Walk-out **Laundry Facilities:** Main **Miscellaneous Items:** High Speed Internet Avail., HOA Required \$, Manned Gate, Security System, Window Coverings **Rented Equipment:** Propane Tank

**Lot Information:**

**Acres:** 0.52 **Lot SqFt:** 22651 **Lot Description:** Borders Natl Forest, Foothill, Lake/Stream, Mountain View, Trees/Woods **Lot Location:** Hiking Trail **Landscaped:** All **Street Description/Access:** See Property Description Remarks **Existing Utility:** Electricity, Propane, Telephone **Existing Water:** Well **Sanitation:** Septic **Well Type:** Household/Domestic **Existing Well Permit:** Y **Well Permit#:** 106482

**Property Description:**

**Association Dues:** \$ 120 **Dues Frequency:** Monthly **Covenants:** Y **Fee Includes:** Maintenance, Management, Security, Snow Removal, Trash Removal **Complex Amenities/Restrictions:** Club House, Lake/Pond, Pets Allowed, Playground, Pool, Private Security, Tennis **HOA Name:** Crystal Park HOA **Occupied:** None

**Offers/Financials:**

**Terms Offered:** Cash, Conventional, FHA, VA **Possession Terms:** Negotiable/TBD **Earnest Money:** \$ 5,000 **Earnest Money Promissory Note Acceptable:** N **Assumable Loan:** N **Equity:** \$ 469,000 **Tax:** \$ 2,254 **Tax Year:** 2006

**Exclusions:****Extras:**

Refrigerator in garage, microwave, refrigerator in kitchen

**Property Description Remarks:**

IMAGINE sitting on your trex deck surrounded by groves of Aspen and Pine listening to the creek rushing past. This spacious home is nestled at the foot of the mountains yet less than a half mile from neighborhoods. No mountain driving required for this mountain home. Eat-in kitchen has island and brand new glass cooktop and new dishwasher. Security system with motion detectors. Two furnaces, fireplace with gas insert, 1 yr old pellet stove, slate floors, prefinished hardwood and carpet. See supp remarks

**Property Desc Supplemental Remarks****Directions/Cross Streets:**

From Manitou Ave and Crystal Park Rd traffic light: Follow Crystal Park Rd through stop sign all the way to gate. Through gate turn on first dirt road on left (Sutherland Creek Rd). Property is .4 miles up road on right side.

**Sold Information:**

**Sold Price :** \$ 440,000

**Sold Date :** 1/25/2008

**Sold Terms:** CASH

**CDOM:** 236

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Media	Type	Description (if available)
<a href="#">#1 - cos-homes...</a>	Virtual Tour	1515 Sutherland Creek Rd
<a href="#">#2 - Mold</a>	Acrobat PDF	1515 Sutherland Creek Rd
<a href="#">#3 - Seller's D...</a>	Acrobat PDF	



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Front of house



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Kitchen



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Dining



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Livingroom



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Livingroom from loft



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Master bedroom



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Master bath with glass block wall



Glass block shower in Master bath



Trex deck



Bar counter on deck overlooking creek



Playhouse



Deck has retractable awning



Relax next to the creek



Quaint stone bridge driveway



Wood plank bridge over creek

Yard from deck

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