

MLS#: **458863** DOM: **173** CDOM: **173**

Status: **Cancelled** 1st Right of Refusal:

Price: **$749,000** Original List Price: **$800,000** LP/SF: **$174**

Additional Living Quarters Included in List Price: Attached: **No**

6425 Connaught DR County: **El Paso**

Colorado Springs, CO **80908** Schedule #: **5131004008**

Sub Area: **Palmer Divide**

COMMUNITY

Directions: **NORTH ON BLACK FOREST ROAD (north of Shoup), WEST ON CONNAUGHT DRIVE TO PROPERTY.**

School District: **20-Academy**

Taxes: **$2,073** Tax Year: **2006**

Covenants: **Yes** Complex Name:

HOA 1: **Palmer Divide** HOA 1 Dues: **$50 Annual**
HOA 1 Dues Include:

HOA 2: HOA 2 Dues:
HOA 2 Dues Include:

Metro District 1: Metro Dist 1 Dues:
MetroDist1 Dues Incl:

Metro District 2: Metro Dist 2 Dues:
MetroDist2 Dues Incl:

Community Features:

Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:

SQUARE FEET

Year Built: **1970** Construction Status: **Existing Home** Estimated Completion Date:

Total Sqft: **4,298** Floor Plan: **Ranch** Builder Name:

Finished Sqft: **4,192** Unit Desc: Builder Model:

Above Grade Sqft: **2,191** Structure: **Wood Frame**

Upper Sqft: **0** SqFt Source: **Assessor Records**

Main Sqft: **2,191** Outbuildings: **Barn, Guest House, Storage Shed**

Lower Sqft: **0**

% Lower Fin: **0**

Basement Sqft: **2,107** Basement/Foundation: **Full Basement, Walk Out**

% Basement Finished: **95**

Patio/Deck: **60 x 15** Patio/Deck Desc: **Wood Deck**

Gar (Parking) #: **2** Gar (Parking) Type: **Attached** Garage Remotes:

Garage Amenities: **Garage Door Opener, Oversized**

Roofing: **Composite Shingle** Window Type:

Siding:

BATHS

Baths: **3** Rough-Ins:

Bathroom (Full): B
Bathroom (Full): M
Bathroom (Full): M

Total Upper Bth:
Total Main Bth: **2**
Total Lower Bth:
Total Basement Bth: **1**

Total Full Bth: **3**
Total 3/4 Bth:
Total 1/2 Bth:

Primary Bath Amenities: **Carpet, Free-standing Shower, Jetted Tub**

ROOMS

Beds Total: **5** Main Level Bed: **Yes** Main Beds: **3** Upper Beds: Lower Beds: Basement Beds: **2**

Bedroom - Primary:	**M**	**14x14**	**Bath Adjoins, Carpet, Walk-in Closet**
Bedroom:	**B**	**12x14**	
Bedroom:	**B**	**14x15**	
Bedroom:	**M**	**11x14**	
Bedroom:	**M**	**11x27**	
Dining Room:	**M**	**14x19**	**Walk-in Closet**
Family Room:	**B**	**16x26**	**Carpet, Fireplace, Walk-in Closet**
Kitchen:	**M**	**13x17**	**Breakfast Bar, Eat-In/Country, Natural Wood**
Living Room:	**M**	**11x18**	**Carpet, Fireplace, Formal**
Other Room:	**B**	**14x27**	
Other Room:	**M**	**11x6**	

OTHER FEATURES

Fireplaces: **Two, Lower Level, Main Level, Wood Burning**

Entry: **Ceramic Tile, Double Doors**

Floors: **Carpet, Ceramic Tile, Vinyl/Linoleum, Wood**

Misc. Interior Feat: **9Ft + Ceilings, Beamed Ceilings, French Doors, See Prop Desc Remarks, 5-Pc Bath**

Misc. Items: **Breakfast Bar, High Speed Internet Avail., HOA Required $, Horses (Zoned), Horses(Zoned for 2 or more), Kitchen Pantry, See Prop Desc Remarks, Water Softener, Window Coverings**

Rented Equipment:

Appliances: **220v in Kitchen, Disposal, Dishwasher, Cook Top, Self Cleaning Oven**

Laundry Facilities: **Electric Hook-up, Lower, Main**

Exclusions: **both sets of washer and dryer in main house, washer and dryer in guest house, side by side refrigerator in main kitchen in main house**

LOT

Legal Desc: **LOT 17 PALMER DIVIDE**

Restrictions:

Zoning: **RR-5** Zoning Entity: **El Paso County**

Acres: **5.00**

Lot Sqft: **217,800** Lot Location: **Hiking Trail, Near Fire Station, Near Schools, Near Shopping Center**

Lot Desc: **360-degree View, Mountain View, View of Pikes Peak, See Prop Desc Remarks, Rural, Sloping, Trees/Woods**

Adjacent Parcel for Sale:

Street Desc: **County Road**

Driveway: Alley:

Fence: **Other, Rear**

Landscape:

UTILITIES AND ENERGY

Well Total: **1** Well Permit: **Yes** Well Permit #: **43379**

Well Type:

Heating **Electric, Radiant**

Cooling

Existing Water: **Well**

Sanitation: **Septic**

Existing Utilities: **Electricity Connected, Natural Gas Available, Telephone**

HERS Year Certified: HERS Score: HERS Rating:

ENERGY STAR Year Certified: ENERGY STAR Qualified New Home: LEED Year Certified:

LEED for Homes: NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700:

Solar PV Year Install: Solar PV Kilowatts: Solar PV:

Solar Thermal Year Installed: Solar Thermal:

Green Feature Addm Uploaded: Solar Thermal Type:

PROPERTY REMARKS

Property Description Remarks:
This custom ranch home boasts some of the most spectacular, unobstructed views in all of Black Forest.The house sits on 5 treed acres with and guest house and barn and offers paved access. The home features a wrap-around deck, updated kitchen with Corain countertops, stone fireplace, and a walk-out basement with a large rec room, a full eat-in kitchen and a library.1,296 sf guest home is 2BR/1BA.The 3456sf barn provides an apt,6 stalls,a small indoor arena and fenced turn-outs. Adjacent 5acres avail #597267

TERMS

Terms Offered: **Cash, Conventional, FHA, VA**

Possession Terms: **Negotiable/TBD** Possession Date: EM Promissory Note Accepted: **N**

Earnest Money: **$10000** Earnest Money Holder: **RE/MAX Properties**

Title Company: **Security Title** Title Evidence: **Title Insurance** Current Appraisal:

Assumable Loan: **No** Current Financing: Assumption Info:

Existing Loan: Loan Balance: Payment:

Payment Includes: Interest: Assumable Loan Gap $:

2nd Mortgage: Notices:

CONTACT/SHOWING DETAILS

Listing Office: **00082901-RE/MAX Properties Inc**

Office Phone: **(719) 210-6455** Office Fax: **(888) 794-2694**

Listing Agent: **Angela Byrne** **angela@springsliving.com**

Listing Agent Phone: **(719)210-6455** **http://www.springsliving.com**

Listing Agent Fax: **(719) 219-5742** Listing Agent Add'l Ph:

Type Agreement: **ERS** Service Level: **Full Service**

Photo: **EGR** VOW: **Yes** Elec Adv: **Yes** Blog: **No** AVM: **No** Display Address: **Yes** Virtually Staged:

Seller Name:

Occupied: **Owner**

Showing Instructions: **Appointment Only** Key: **SentriLock Key Box**

Appointment Contact: **RMP Hotline 540-4660**

Incentives:

SHOW/AGENT REMARKS

Owner homeschools children. Please provide as much notice as possible (preferably 6 hrs). Please remove shoes or wear booties provided. After hours call 210-6455

SOLD INFORMATION

Buyer Office:

Buyer Office Ph: Buyer Office Fax:

Selling Agent:

BA Ph: BA Fax: BA Add'l Ph:

Concessions $:

Closing Costs:
Property Improvement Costs:
Financing Costs:
Other Costs:

Concessions Remarks:

Quality Below Grade: Sold Terms:

Sold Remarks:

Personal Property Included:

List Date: **08/20/08** Pending Date: Under Contract Date:

Under Contract Short Sale Date: 1st Right of Refusal Date:

Sold Price: SP/LP: SP/SF: Sold Date:

List Price: **$749,000** Original List Price: **$800,000** DOM: **173** CDOM: **173**

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