RESIDENTIAL-**Single Family**-Detached



MLS#: **5047872** DOM: **134** CDOM: **135**
Status: **Sold** 1st Right of Refusal:
Price: **$600,000** Original List Price: **$599,900** LP/SF: **$145**
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: **Hiway 83 to Hodgen, E. to Black Forest Rd., S. to Connaught, W. to property.**
School District: **20-Academy**

Taxes: **$3,185** Tax Year: **2015**
Covenants: **Yes** Complex Name:
HOA 1: HOA 1 Dues: **$0 Not Applicable**
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: **4,299** Floor Plan: **Raised Ranch** Builder Name:
Finished Sqft: **4,129** Unit Desc: Builder Model:
Above Grade Sqft: Structure: **Framed on Lot, Wood Frame**
Upper Sqft: **0** SqFt Source: **Assessor Records**
Main Sqft: **2,191** Outbuildings:
Lower Sqft: **2,107**
% Lower Fin: **92**
Basement Sqft: **1** Basement/Foundation: **Full Basement, Walk Out**
% Basement Finished: **0**
Patio/Deck: **12 x 42** Patio/Deck Desc:
Gar (Parking) #: **2** Gar (Parking) Type: **Attached** Garage Remotes:
Garage Amenities:
Roofing: Window Type: **Vinyl**
Siding: **Stucco**

BATHS

Baths: **3** Rough-Ins:

Bathroom (Full): L
Bathroom (Full): M
Bathroom (Full): M

Total Upper Bth: **0** Total Full Bth: **3**
Total Main Bth: **2** Total 3/4 Bth: **0**
Total Lower Bth: **1** Total 1/2 Bth: **0**
Total Basement Bth: **0**

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

ROOMS

Beds Total: **5** Main Level Bed: **Yes** Main Beds: **3** Upper Beds: **0** Lower Beds: **2** Basement Beds: **0**

Bedroom - Primary:	**M**	**15x14**	**Bath Adjoins, Carpet, Walk-in Closet**
Bedroom:	**L**	**14x12**	**Carpet**
Bedroom:	**L**	**14x12**	**Carpet**
Bedroom:	**M**	**14x12**	**Carpet**
Bedroom:	**M**	**12x12**	**Carpet, Sitting Area**
Dining Room:	**M**	**18x13**	**Formal, Separate Dining, Walk-out, Natural Wood**
Family Room:	**L**	**31x14**	**Carpet, Fireplace, Walk-out, Wet Bar**
Kitchen:	**M**	**17x13**	**Breakfast Bar, Counter Top-Solid Surface, Gourmet**
Living Room:	**M**	**18x14**	**Fireplace, Formal, Natural Wood**
Other Room:	**L**	**15x12**	**See Remarks**
Other Room:	**L**	**13x28**	**See Remarks**

OTHER FEATURES

Fireplaces: **Basement, Main Level, Masonry, Wood Burning**
Entry: **Ceramic Tile**
Floors: **Carpet, Vinyl/Linoleum, Wood**
Misc. Interior Feat: **5-Pc Bath**
Misc. Items: **Central Vacuum, Horses (Zoned), Water Softener, Window Coverings**
Rented Equipment:
Appliances: **220v in Kitchen, Dishwasher, Disposal, Range, Cook Top, Refrigerator**

Laundry Facilities: **Main**

Extras: **Water fall/feature on front patio. Home warranty included.**

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:

Lot Desc: **Meadow, Mountain View, Trees/Woods, View of Pikes Peak**

Adjacent Parcel for Sale:

Street Desc: **County Road, Paved**

Driveway: **Concrete** Alley:

Fence:

Landscape: **Front**

UTILITIES AND ENERGY

Well Total: Well Permit: **Yes** Well Permit #: **79913**

Well Type: **Domestic**

Heating **Baseboard, Electric**

Cooling

Existing Water: **Well**

Sanitation: **Septic**

Existing Utilities: **Cable Available, Electricity Connected, 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:
Beautiful horse property in Black Forest with great views of mountains (might be the best in Black Forest). Located on 5 acres with no burned trees. Walkout basement with separate kitchen area, two bedrooms, family room and large extra room now used for library. Main level has hardwood floors and some carpet. Kitchen remodeled with washed maple cabinets and Corian counter-tops, double ovens. New counter-top and cook-top on the island. Sun-room has new flooring. Deck wraps around the side and back of house with very nice views of mountains above the tree line. One of the bedrooms on main floor has its own patio and separate sitting room. Relax on the front patio while listening to quiet water fall. Property also includes small quest house, 1800+ SF, 2 bedrooms, living room, kitchen, dining area,2 baths and 3 other-use rooms. Barn/shed has small finished office on northwest corner of barn. Office has office area, bath room and kitchenette.

TERMS

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

Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted: **N**

Earnest Money: **$10000** Earnest Money Holder: **Heritage Title**

Title Company: **Heritage Title Company** 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: **Lead Base Paint Discl Req**

CONTACT/SHOWING DETAILS

Listing Office: **00073501-Keller Williams Clients Choice Rlty**

Office Phone: **(719)535-0355** Office Fax:

Listing Agent: **Hubert Young Jr.** **butch@butchyoung.com**

Listing Agent Phone: **(719)332-1358**

Listing Agent Fax: 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: **Keller Williams Office, 719-535-0355**

Incentives:

SHOW/AGENT REMARKS

Great home in Black Forest--no tree burn! The main house is at the end of driveway. The small house and barn are included. The adjoining 5 acre parcel is available for sale with house if someone wants it. There is an easement/access to water well on adjoining 5 acres. Any questions please the listing agent-- Butch at 719-332-1358. Offers must include a buyer loan approval letter.

SOLD INFORMATION

Buyer Office: **Great Colorado Homes**

Buyer Office Ph: **(719)436-1500** Buyer Office Fax:

Selling Agent: **Mike Rosenhahn** **mike.rosenhahn@gmail.com**

BA Ph: **(719)244-2696** BA Fax: BA Add'l Ph:

Concessions $: **$0**

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

Concessions Remarks:

Quality Below Grade: Sold Terms: **Cash**

Sold Remarks:

Personal Property Included:

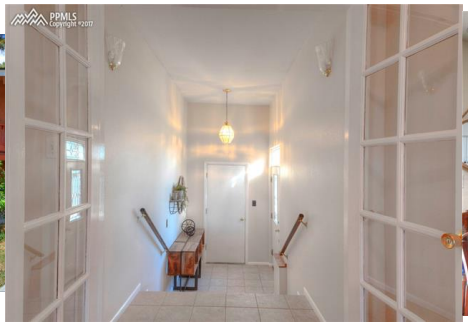
List Date: **06/08/16** Pending Date: **06/01/17** Under Contract Date: **05/05/17**

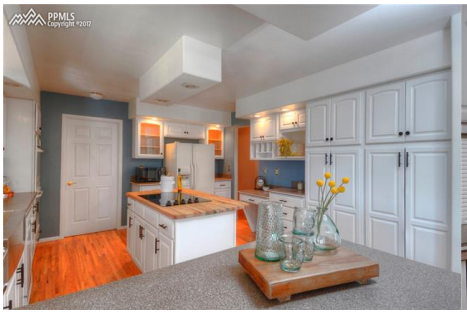
Under Contract Short Sale Date: 1st Right of Refusal Date:

Sold Price: **$600,000** SP/LP: **$1** SP/SF: **$140** Sold Date: **06/06/17**

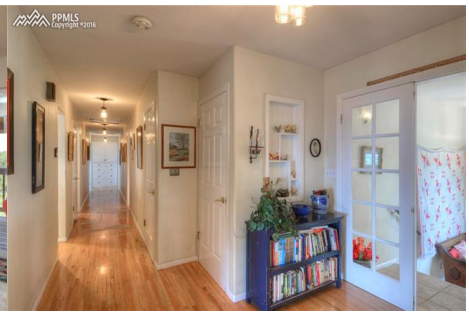
List Price: **$625,000** Original List Price: **$599,900** DOM: **134** CDOM: **135**

MLS#: **5047872** **6425 connaught DR Colorado Springs, CO 80908** LP: **$625,000**

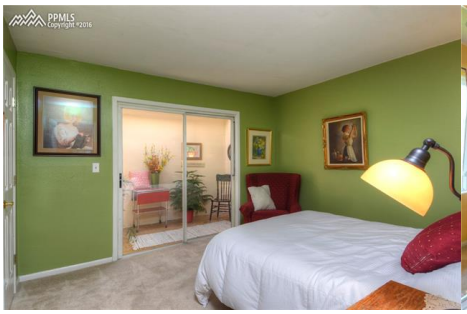



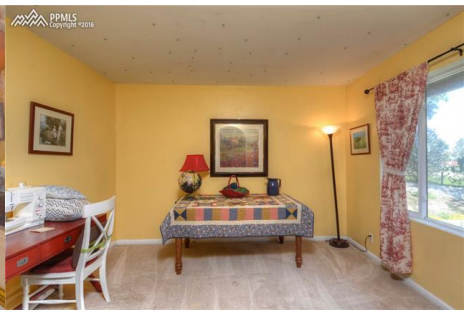




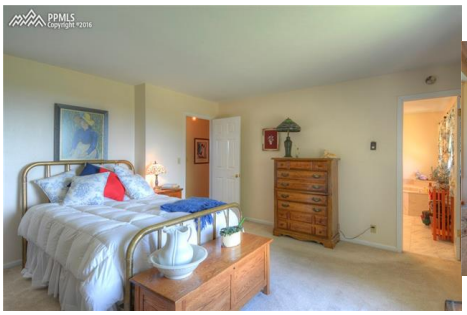







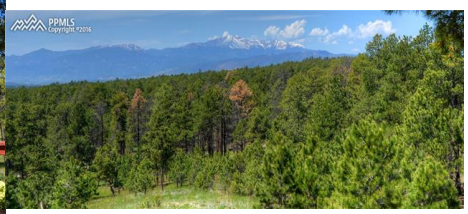






















MLS#: **5047872**

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