

MLS#: **8888639** DOM: **38** CDOM: **39**

Status: **Sold** 1st Right of Refusal: **No**

Price: **$1,550,000** Original List Price: **$1,650,000** LP/SF: **$372**

Additional Living Quarters Included in List Price: **1-2 Bedrooms, 1000+ SQ Ft** Attached: **No**

6425 Connaught DR County: **El Paso**

Colorado Springs, CO **80908-3031** Schedule #: **5131004008**

Sub Area: **Palmer Divide**

COMMUNITY

Directions: **Black Forest Rd, West on Connaught**

School District: **20-Academy**

Taxes: **$5,836** Tax Year: **2024**

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

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

Above Grade Sqft: **2,191** Structure: **Framed on Lot**

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

Main Sqft: **2,191** Outbuildings: **Stable & Stalls**

Lower Sqft: **0**

% Lower Fin: **0**

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

% Basement Finished: **95**

Patio/Deck: **45 x 12** Patio/Deck Desc: **Composite**

Gar (Parking) #: **4** Gar (Parking) Type: **Attached, Detached** Garage Remotes: **4**

Garage Amenities: **Garage Door Opener**

Roofing: **Composite Shingle** Window Type: **Vinyl**

Siding: **Stone, Stucco**

BATHS

Baths: **3** Rough-Ins:

Bathroom (Full): B
Bathroom (Full): M
Bathroom (3/4): L

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

Primary Bath Amenities: **Double Vanity, Free-standing Shower**

ROOMS

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

Bedroom - Primary:	**M**	**14x15**	**Bath Adjoins, Natural Wood, Walk-in Closet**
Bedroom:	**B**	**14x13**	**Carpet**
Bedroom:	**B**	**12x15**	**Carpet, Natural Wood**
Bedroom:	**M**	**12x12**	**Natural Wood**
Bedroom:	**M**	**12x14**	**Natural Wood**
Dining Room:	**M**	**18x13**	
Family Room:	**M**	**16x14**	**Fireplace, Natural Wood**
Kitchen:	**M**	**17x13**	**Counter Top-Solid Surface, Island, Natural Wood**
Laundry Space:	**M**	**8x6**	**Electric Hook-up, Sink, Window**
Office:	**U**	**18x12**	**Closet, Natural Wood**
Other Room:	**B**	**14x24**	**See Remarks**
Other Room:	**B**	**10x16**	**Storage, See Remarks**
Other Room:	**B**	**13x12**	**Media/Home Theater Room**
Other Room:	**B**	**15x12**	**2nd Living Room**

OTHER FEATURES

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

Entry: **Covered, Tile**

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

Misc. Interior Feat: **9Ft + Ceilings, Beamed Ceilings, Skylight (s), Vaulted Ceilings, Other**

Misc. Items: **High Speed Internet Avail., Radon System, Security System, Water Softener, Window Coverings**

Rented Equipment:

Appliances: **Dishwasher, Disposal, Double Oven, Dryer, Gas in Kitchen, Refrigerator, Washer**

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

LOT

Legal Desc: **Lot 17A Palmer Divide Fil No 1A**

Restrictions:

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

Acres: **5.00**

Lot Sqft: **217,800** Lot Location:

Lot Desc: **Hillside, Level, Mountain View, View of Pikes Peak**

Adjacent Parcel for Sale:

Street Desc:

Driveway: Alley:

Fence:

Landscape:

UTILITIES AND ENERGY

Well Total: **1** Well Permit: **Yes** Well Permit #: **81510-F**

Well Type: **Domestic**

Heating **Baseboard, Forced Air, Hot Water, Natural Gas**

Cooling **Attic Fan, Ceiling Fan(s), Central Air**

Existing Water: **Well**

Sanitation: **Septic**

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

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:

5 Acres • Two Full Homes • Barn with Apartment • Stunning Pikes Peak Views! A rare Black Forest find—two complete homes on one gorgeous 5-acre property, perfect for multi-generational living, guest accommodations, or rental property. The main home (4,298 sq. ft.) offers two fully self-contained living spaces, each with its own kitchen, living room, laundry, and walk-out access. The main level features a gourmet kitchen with stainless steel appliances, a large center island, and a wine cooler, plus a spacious dining room and a cozy living room with a wood-burning fireplace. Step onto the covered deck and enjoy unobstructed views of majestic Pikes Peak. The primary suite boasts heated bathroom floors and a large shower, with plumbing in place for a tub if desired. The walk-out lower level includes a second kitchen, dining area, family room, two bedrooms, and another fireplace. The second home (2,002 sq. ft.) is a 3-bed, 2-bath ranch with a detached 2-car garage, open living space, LVP flooring, carpeted bedrooms, ceiling fans in every room, and a welcoming front patio—ideal for guests or tenants. An impressive 3,456 sq. ft. barn includes 6 stalls, two oversized garage doors, and a surprisingly spacious private apartment/office with bedroom, kitchen, tiled bath, and patio. Additional outbuildings include a greenhouse, chicken coop, and charming playhouse. Surrounded by mature trees and untouched by the previous Black Forest fire, this peaceful property offers privacy, abundant wildlife, and incredible scenery—all just minutes from shopping, dining, and amenities in Colorado Springs

TERMS

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

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

Earnest Money: **$15000** Earnest Money Holder: **Empire Title**

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: **Not Applicable**

CONTACT/SHOWING DETAILS

Listing Office: **REMAX PROPERTIES**

Office Phone: **719-548-8600** Office Fax: **719-548-5040**

Listing Agent: **Jerry Clark ABR AHWD C2EX CDPE CLP CNE CNHS MRP SFR** **Jerry@JerryClarkTeam.com**

Listing Agent Phone: **(719) 761-0171** **http://jerryclarkteam.com**

Listing Agent Fax: **(719) 548-5040** 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: **No**

Seller Name:

Occupied: **Owner**

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

Appointment Contact: **Please use ShowingTime link only**

Incentives:

SHOW/AGENT REMARKS

Please use Showingtime link only, call listing agent with any questions. ABSOLUTELY must take shoes off or wear booties (provided). 2 homes on this property, lockbox on each home, separate septic tanks (see attached documents). Home has many upgrades! Roof & HVAC has been serviced & inspected. Small Apartment and Lower level on main home have been used for Air BnB! Several documents are attached. There are covenants which are attached but NO HOA so there is no one governing or enforcing covenants since 2016, Please have the courtesy to provide feedback. Thank you!

SOLD INFORMATION

Buyer Office:	The Platinum Group				
Buyer Office Ph:	**719-536-4444**	Buyer Office Fax:	**719-536-4451**		
Selling Agent:	Marquesa Hobbs CNE MRP		Marquesa@Coloradohearthstone.com		
BA Ph:	**(719) 238-0330**	BA Fax:	**719-536-4451**	BA Add'l Ph:	

Concessions $: **$0**

Closing Costs: **$0**
Property Improvement Costs: **$0**
Financing Costs: **$0**
Other Costs: **$0**

Concessions Remarks: **None**

Quality Below Grade: **Very good**

Sold Terms: **VA**

Sold Remarks:

Personal Property Included: **Washer & Dryer, 2 Refrigerators**

List Date:	**08/06/25**	Pending Date:	**09/28/25**	Under Contract Date:	**09/13/25**
Under Contract Short Sale Date:				1st Right of Refusal Date:	
Sold Price: **$1,550,000**	SP/LP: **$1**	SP/SF:	**$361**	Sold Date:	**09/30/25**
List Price: **$1,599,000**	Original List Price: **$1,650,000**	DOM: **38**		CDOM: **39**	

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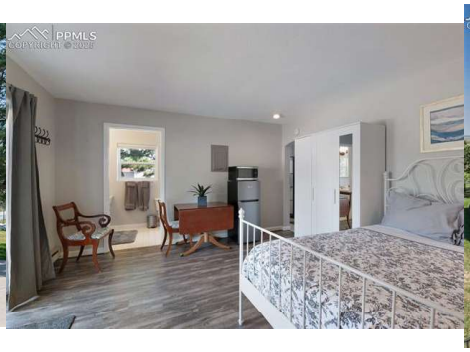





brush
floss
flush



















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