

MLS#: **554993** DOM: **140** CDOM: **140**

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

Price: **$799,000** Original List Price: **$799,000** LP/SF: **$186**

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: **E. ON SHOUP RD, N. ON BLACK FOREST RD; W. ON CONNAUGHT DRIVE**

School District: **20-Academy**

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

Covenants: **Yes** Complex Name:

HOA 1: 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: Structure: **Wood Frame**

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

Main Sqft: **2,191** Outbuildings: **Barn, Guest House, See Prop Desc Remarks**

Lower Sqft: **2,107**

% Lower Fin: **95**

Basement Sqft: **0** Basement/Foundation: **Walk Out**

% Basement Finished: **0**

Patio/Deck: Patio/Deck Desc: **See Prop Desc Remarks, Wood Deck**

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

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

Roofing: Window Type:

Siding:

BATHS

Baths: **3** Rough-Ins:

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

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

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: **2** Upper Beds: **1** Lower Beds: **2** Basement Beds:

Bedroom - Primary:	**M**	**14x14**	**Bath Adjoins, Carpet, Walk-in Closet**
Bedroom:	**L**	**14x15**	
Bedroom:	**L**	**12x14**	
Bedroom:	**M**	**11x27**	
Bedroom:	**U**	**11x14**	
Dining Room:	**M**	**13x19**	**Walk-in Closet**
Family Room:	**L**	**20x30**	**Carpet, Fireplace, Walk-in Closet**
Kitchen:	**M**	**13x17**	**Breakfast Bar, Eat-In/Country, Natural Wood**
Living Room:	**M**	**14x17**	**Carpet, Fireplace, Formal**
Office:	**L**		
Other Room:	**L**	**14x27**	
Other Room:	**L**		

OTHER FEATURES

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

Entry: **Ceramic Tile, Covered, Double Doors**

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

Misc. Interior Feat: **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**

Extras: **WOW! GUEST HOUSE WITH HUGE GARAGE!! MORTON-TYPE BARN WITH APARTMENT!! 2 ADD'L ADJACENT 5-ACRE PARCELS AVAILABLE!**

LOT

Legal Desc: **LOT 17 - PALMER DIVIDE**

Restrictions:

Zoning: **RR-3** Zoning Entity: **El Paso County**

Acres: **5.00**

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

Lot Desc: **Cul-de-sac, Meadow, Mountain View, View of Pikes Peak, Rural, Trees/Woods**

Adjacent Parcel for Sale:

Street Desc:

Driveway: Alley:

Fence: **Other**

Landscape:

UTILITIES AND ENERGY

Well Total: Well Permit: **Yes** Well Permit #: **0**

Well Type:

Heating **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:
The lilacs are blooming, serenity abounds and the Pikes Peak views are glorious on this 5-acres that was the main home at Black Forest's Palmer Divide. There is a separate guest house and a Morton-type barn with apartment, 6 stalls and a small indoor arena. The main home has 5 bedrooms, 3 baths and a separate kitchen in the walkout lower level. The wrap-around deck off the dining room is sited for views of the treed meadow and magnificent mountain views. The master suite has a 5-piece bath including jetted tub and enjoys the beautiful views. The second bedroom could easily be converted to 2 bedrooms and has a charming sky-lit playroom attached. There is also an adorable playhouse outside. The guest househas a huge garage attached - 52' x 17' M/L. 2 add'l adjacent 5-acre parcels available for Please check all dimensions. Homeowner dues are estimated.

TERMS

Terms Offered: **Cash, Conventional**

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

Earnest Money: **$10000** Earnest Money Holder: **SECURITY TITLE GUARANTY COMPANY**

Title Company: Title Evidence: 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: **00005072-Coldwell Banker Residential Brokerage**

Office Phone: **(719) 332-5384** Office Fax: **(719)213-2955**

Listing Agent: **Ann Spiegel** **ann@annspiegel.biz**

Listing Agent Phone: **(719)332-5384** **http://www.annspiegel.biz**

Listing Agent Fax: **(719) 213-2955** 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: **Other Box**

Appointment Contact: **719.332.5384**

Incentives: **CK COMMISSION TO SELLING BROKERAGE!!!**

SHOW/AGENT REMARKS

PLEASE CALL ANN SPIEGEL - 719.332.5384 TO SET APPOINTMENTS. THANK YOU!

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: **06/14/07** | Pending Date: | Under Contract Date:

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

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

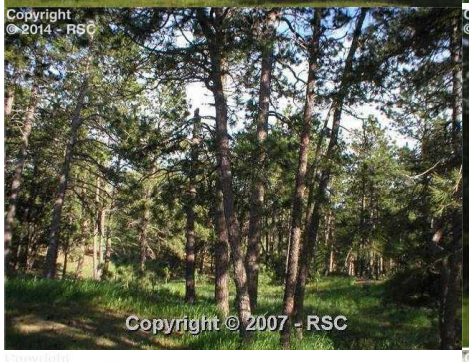
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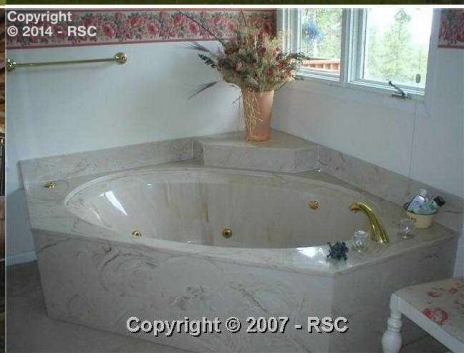












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