Agent Full Report w/photos

INCOME



MLS#: **579979** DOM: **150** CDOM: **150** **House and Cottage**

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

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

6425 Connaught DR, Colorado Springs, CO 80908 County: **El Paso**

Sub Area: **Palmer Divide** Schedule #: **5131004008**

COMMUNITY

Directions: **North on Black Forest Road (north of Shoup) West on Connaught Drive to Property**

School District: 20-Academy Complex Name:

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

BUILDING

Year Built: **1970** Square Foot Source: **Assessor Records**

Structure: **Wood Frame** Builder Name:

Construction Status: Estimated Completion Date:

Basement/Foundation: **Full Basement, Walk Out**

Roofing: **Composite Shingle** Window Type:

UNITS

Unit	Sqft	Beds	Baths	Garages	Monthly Rent	Furnished	Occupied
1	**4,298**	**5**	**3**	**2**			
2	**1,296**	**2**	**1**				
3	**3,456**	**1**					

Total Units Beds: Total Units Baths: Total Units Garage: Total Units Sqft:

Total Parking Spaces: Total Monthly Rent: Total Units Occupied: Units Total: **3**

Gross Rent Multiplier: **0**

Tenant Pays: **None**

FEATURES

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

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

Laundry Facilities: **Common**

LOT

Legal Desc: **Lot 17 Palmer Divide**

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

Acres: **5.000** Lot Sqft: **217,800**

Alley: Fence: **Rear**

UTILITIES AND ENERGY

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

Heating: **Electric, Radiant**

Cooling:

Existing Water: **Well**

Sanitation: **Septic**

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

PROPERTY REMARKS

Property Description Remarks:
This 5 acre property has spectacular views and potential! Main house, guest cottage, barn with an apt - could be a working ranch which could generate plenty of captial. Main house has wrap-around deck, updated kitchen with corian countertops, stone fireplace and a walk out basement with large rec room and full eat in kitchen. The 3456sf barn provides an apt.,6 stalls, small indoor arena and fenced turn-outs. 2 adjacent 5 acre parcels available(MLS 555018,597267) House also listed in residential MLS#446677.

TERMS

Terms Offered: **Cash, Conventional**

Possession Terms: **Negotiable/TBD** Possession Date:

Earnest Money: **$10000** Earnest Money Holder: **RE/MAX Properties** EM Promissory Note Accepted:

Title Company: **Security Title** Title Evidence:

Assumable Loan: **No** Assumption Information:

Assumable Loan Gap $: Notices:

CONTACT/SHOWING DETAILS

Listing Office: **00082906-RE/MAX Properties Inc.**

Office Ph: **(719)302-3552** Office Fax: **(888) 794-2694**

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

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

LA Fax: **(719)219-5742** LA Add'l Phone:

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

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

Key: **SentriLock Key Box**

Showing Instructions: **Appointment Only**

Appointment Contact: **RE/MAX 494-2700, after hrs 210-6455**

SHOW/AGENT REMARKS

Owner homeschools children. Please provide as much possible notice (preferably 6 hours). Please remove shoes or wear booties provided.

List Date: **12/18/07** Pending Date: Under Contract Date:

Original LP: **$800,000** DOM: **150** CDOM: **150**

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