



MLS#: **5990576** CDOM: **1**  
 Status: **Active**  
 Price: **\$445,000** 1st Right of Refusal: LP/SF: **\$440**  
 Detached Living Qtr Included:  
**303 Homestead LN** County: **Teller**  
**Florissant, CO** **80816-8923** Schedule#: **3747254020050**  
 Sub Area: **Colorado Mountain Estates**

COMMUNITY

Directions/Cross: **From Hwy 24, head west through Divide and turn left on Lower Twin Rocks Road; turn left on Teller 1; turn left on N Mountain Estates Rd into Colo Mountain Estates; turn right on to Homestead Lane; home is at the end of the cul-de-sac**

School District: **Re2-Woodland Park** Grade School:  
 Middle School: High School:  
 Taxes: **\$113** Tax Year: **2021**  
 Covenants: **Yes** Complex Name:  
 Mgmt Name: Mgmt Phone:  
 HOA 1: **CME POA** HOA 1 Dues: **\$46 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:  
 Complex Amenities:  
 Community Features:  
 Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:  
 Pet Comments:

SQUARE FEET

Year Built: **2021** Construction Status: **Existing Home** Estimated Comp Date:  
 Total Sqft: **1,012** Floor Plan: **Ranch** Builder Model:  
 Finished Sqft: **1,012** Unit Desc:  
 Abv Grd Sqft: **1,012** Structure: **Wood Frame**  
 Upper Sqft: **0** SqFt Source: **Assessor Records**  
 Main Sqft: **1,012** Outbuildings: **Storage Shed**  
 Lower Sqft: **0**  
 % Lower Fin: **0**  
 Basement Sqft: **0** Bsmt/Foundation: **Crawl Space**  
 % Base Fin: **0**  
 Patio/Deck: Patio/Deck Desc:  
 Gar (Parking) #: **0** Gar(Parking) Type: **None** Garage Remotes:  
 Garage Amen:  
 Roofing: **Composite Shingle** Window Type:  
 Siding: **Stone, Stucco**  
 Handicap Access:

BATHS

Baths: **2** Rough-Ins:  
**Bathroom (Full): M 11 x 10** Total Upper Bth: **0** Total Full Bth: **2**  
**Bathroom (Full): M 10 x 9** Total Main Bth: **2** Total 3/4 Bth: **0**  
 Total Lower Bth: **0** Total 1/2 Bth: **0**  
 Total Basement Bth **0**  
 Master Bath Amenities: **Ceramic Tile, Double Vanity, Tub/Shower**

ROOMS

Beds Total: **2** Main Lvl Bed: **Yes** Main Beds: **2** Upper Beds: **0** Lower Beds: **0** Basement Beds: **0**  
 Bedroom - Master: **M 11x14** Bath Adjoins, Walk-in Closet, Wood  
 Bedroom: **M 12x11** Bath Adjoins, Wood  
 Dining Room: **M 7x11** Family Room Kitchen, Wood  
 Kitchen: **M 11x10** Counter Bar, Eat-In/Country, Island, Walk-out, Wood  
 Living Room: **M 16x14** Fireplace, Walk-out, Wood

OTHER FEATURES

Fireplaces: **Electric**  
 Entry: **Wood Laminate**  
 Floors: **Ceramic Tile, Wood Laminate**  
 Misc. Interior Feat: **6-Panel Doors. 9Ft + Ceilings. Great Room. Vaulted Ceilings**

Misc. Items: **HOA Required \$**  
Rented Equipment:  
Appliances: **Dishwasher, Disposal, Dryer, Microwave Oven, Range Oven, Refrigerator, Self Cleaning Oven, Washer**  
Laundry Facilities: **Main**  
Extras:  
Exclusions: **Sellers Personal Property, Living Room and Primary Suite Window Coverings, Weather Station and Star Link hardware.**

LOT

Legal Desc: **L133 COLO MTN EST 1**  
Restrictions:  
Zoning: **R-1** Zoning Entity:  
Acres: **0.42**  
Lot Sqft: **18,295** Lot Location:  
Lot Desc: **Level, Meadow, Rural**  
Adi Parcel Avail:  
Street Desc:  
Driveway: Alley:  
Fence:  
Landscape:

UTILITIES AND ENERGY

Well Total: Well Permit: **Yes** Well Permit #: **320244**  
Well Type: **Household**  
Heating: **Forced Air**  
Cooling: **Ceiling Fan(s), None**  
Existing Water: **Well**  
Sanitation: **Septic**  
Existing Utilities: **Electricity, Natural Gas**  
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:  
**Just wait until you see this immaculate, newer home. This modern rustic style home is located in Colorado Mtn Estates and is only 2 years old. The middle of the home has vaulted ceilings with a bright open concept that is perfect for entertaining and enjoying life's best moments. It is all main level living with an efficient kitchen and living space. A perfect stone fireplace sits from floor to ceiling in the living room. The primary bedroom is large with amazing windows bringing in that natural light and connects to a bathroom with a walk-in closet, double vanity and walk in shower! The second bedroom also connects to a full bathroom combined with the laundry room. The stucco exterior of the homes makes it easy to maintain for years to come. Enjoy this perfect modern cabin as a second home or year-round residence. The outside of the home and lot have been beautifully landscaped, making it perfect to sit on the patio and soak up that Colorado sunshine with views of The Fossil Beds National Monument that is home to a large herd of elk. Its located on a cul-de-sac and is only 45 minutes to Colorado Springs, 20 minutes to Woodland Park, an hour away from world class skiing, fishing and is close to more hiking trails than you can imagine. You are surrounded by recreation everywhere you look! Short term rentals are allowed in Colorado Mountain Estates. Call soon, because homes like this don't come on the market every day!**

TERMS

Terms Offered: **Cash, Conventional, FHA, VA**  
Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted: **No**  
Earnest Money: **\$4500** Title Evidence: **Title Insurance**  
Assumable Loan: **No** Current Appraisal:  
Assumption Info: Existing Loan: 2nd Mortgage:  
Loan Balance: Payment: Payment Includes: Interest:  
Notices: **Not Applicable**

SOLD INFORMATION

Sold Price: Sold Date: Sold Terms:  
CDOM: **1** MLS#: **5990576**