

# Cross Property Customer Full Report /Map

Customer Full Report/Map

RESIDENTIAL-Single Family-Detached

496 Wavelyn Ann DR, Florissant, CO 80816-8814 County: Teller

Status: **Active**  
Price: **\$460,000**



Bed/Bath: **3, 2**  
Gar/Parking#: **0, Carport**  
Tot SqFt: **1,537** LP/SF: **\$299**  
Floor Plan: **Ranch**  
Year Built: **1995**  
Sub Area: **Dome Rock Ranch**  
DOM: **2** CDOM: **2**  
Sched#: [1385244030140](#)  
MLS#: **2831252**

Recent: **07/15/2023 - New Listing**

## COMMUNITY

Directions: **From Woodland Park head west on Hwy 24 thru Divide. Turn Left onto Twin Rocks Rd, Left on Teller 1, Right on CR 11, Right on High Chateau Rd and right on Wavelyn Ann Dr. House will be on your Right.**

School District: **RE1-Cripple Creek/Victor** Grade School:  
Middle School: High School:  
Taxes: **\$366** Tax Year: **2022**  
Covenants: **No** Complex Name:  
HOA 1: HOA 1 Dues: **\$0 Not Applicable**

## SQUARE FEET

Year Built: **1995** Construction Status: **Existing Home** Estimated Completion Date:  
Total Sqft: **1,537** Floor Plan: **Ranch** Builder Model:  
Finished Sqft: **1,537** Unit Desc:  
Above Grade Sqft: **1,537** Structure: **Double Wide**  
Upper Sqft: **0** SqFt Source: **Assessor Records**  
Main Sqft: **1,537** Outbuildings: **Barn, Greenhouse, Loafing Shed, Storage Shed**  
Lower Sqft: **0**  
Basement Sqft: **0** Basement/Foundation: **Post and Pier**  
Gar (Parking) #: **0** Gar (Parking) Type: **Carport** Garage Remotes:

## BATHS

Baths: **2** Rough-Ins:  
**Bathroom (Full): M** Total Upper Bth: **0** Total Full Bth: **2**  
**Bathroom (Full): M** 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: **5-Pc Bath, Double Vanity, Tub**

## ROOMS

Beds Total: **3** Main Level Bedroom: **Yes** Main Beds: **3** Upper Beds: **0** Lower Beds: **0** Basement Beds: **0**

**Bedroom - Master: M 15x12 Bath Adjoins, Walk-in Closet**  
**Bedroom: M 9x12 Walk-in Closet, Wood**  
**Bedroom: M 11x12**  
**Dining Room: M 9x11 Walk-out**  
**Kitchen: M 12x14**  
**Laundry Space: M 3x11**  
**Living Room: M 17x25 Fireplace, Walk-out**

## OTHER FEATURES

Roofing: **Composite Shingle** Window Type:  
Siding: **Wood**  
Fireplaces: **Free-standing, Wood**  
Misc. Interior Feat: **5-Pc Bath, Vaulted Ceilings**  
Misc. Items: **High Speed Internet Avail., Horses (Zoned), Kitchen Pantry**  
Appliances: **Dishwasher, Dryer, Gas in Kitchen, Range Oven, Refrigerator, Self Cleaning Oven, Washer**  
Extras: **tractor could be negotiated outside of the sales contract**

Exclusions: **Sellers personal property in carport and sheds**

LOT

Legal Description: **L6-7 + L9 B1 DOME ROCK RANCH 1**  
Zoning: **R-1** Zoning Entity:  
Acres: **6.19** Lot Sqft: **269,636**  
Lot Desc: **Level, Meadow, Mountain View, Rural, View of Pikes Peak, View of Rock Formations**  
Driveway: **Gravel** Alley:  
Fence: **See Prop Desc Remarks** Landscape:

UTILITIES AND ENERGY

Well Total: **1** Well Permit: **Yes** Well Permit #: **180851**  
Heating: **Forced Air, Propane**  
Cooling: **Ceiling Fan(s)**  
Existing Water: **Well**  
Sanitation: **Septic**  
Existing Utilities: **Electricity, Propane**

PROPERTY REMARKS

Property Description Remarks:

**Nestled in the scenic beauty of Colorado this property offers great views of Pikes Peak and Wrights Reservoir, creating a picturesque backdrop for your everyday life. Step inside and be greeted by the elegance of new LVP flooring that seamlessly flows throughout the entire home, providing both durability and style. The interior has been freshly painted, creating a bright and inviting atmosphere that complements any décor. You will also notice the freshly stained exterior, ensuring long-lasting beauty. Warm up on chilly evenings by the cozy Hearthstone wood burner, creating a comforting ambiance and a perfect gathering spot. This charming home features 3 bedrooms and 2 bathrooms, providing ample space for everyone to relax and unwind. The kitchen boasts a brand-new dishwasher, making meal prep a breeze. Rest easy knowing that the well pump was replaced in 2015, ensuring a reliable water supply for years to come. The roof was also replaced in 2020, offering peace of mind and protection from the elements. Situated on 6+ acres of land that is fully fenced and cross-fenced, providing separate areas for all your beloved critters. Additionally, there is a fenced dog area, ensuring a safe space for your furry friends to play and explore. For those with equestrian interests, a small barn and loafing sheds are available, offering shelter and convenience for your horses. Multiple storage sheds provide ample space for all your outdoor equipment and tools, keeping everything organized and easily accessible. Located just 30 min. from Woodland Park, you'll enjoy the tranquility of country living while still having convenient access to shopping, dining, and entertainment options. Embrace the beauty of the Colorado mountains, with endless opportunities for outdoor adventures such as hiking, fishing, and skiing. Although, there has been many updates it would benefit from further attention and a touch of additional care. Don't miss the chance to make this remarkable property your own.**

TERMS

Terms Offered: **Cash, Conventional, FHA, VA** 1st Right of Refusal:  
Possession Terms: **DOD** Possession Date: Earnest Money Promissory Note Accepted: **N**  
Earnest Money: **\$4600** Earnest Money Holder: **First American Title Insurance Co.**  
Assumable Loan: **No** Current Appraisal:  
Notices: **Not Applicable**

CDOM: **2**

MLS#: **2831252**